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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 11, 1979

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, January 11, 1979.

1. ROLL CALL:

Meeting called to order by the Chairperson, at 10:20 a.m.

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Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner (arrived 10:25 a.m. excused 10:55 a.m.)

EXCUSED: James San Fong, Commissioner

Chairperson delcared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Secretary acknowledged the visitors:

Supervisor John Molinari
Supervisor Gordon Lau
Staff of State Senator Milton Marks
Gertrude E. Williams, PHTA
Jack W. Lee, Counsel, Ping Yuen Tenants Association
Laura Swartz, San Francisco Neighborhood Legal Assistance Foundation
Hope Halikias, North Beach
Lillie Ranson, President, PHTA
Harriette L. Williams, Counsel, PHTA
Edwin Lee, Asian Law Caucus and Ping Yuen Tenants Association
George Lee, President, Ping Yuen Tenants Association
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
Louise Yee, Ping Yuen
Christine Neal, PHTA
Jill Nelson, Ping Yuen Tenants Association
Catherine Lam, Chinatown Neighborhood Improvement Resource Center
Emily Turner, North Beach

3. APPROVAL OF AGENDA:

Commissioner Ubalde requested the addition of the item of North Beach under New Business. Commissioner Byrnes moved to accept the agenda with the amendment by Commissioner Ubalde. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde requested that page 4 of the minutes reflect the following addition: 2 3 5 I

"Commissioner Ubalde asked the Supervisors that he was concerned if other projects raised questions regarding further security assistance because our responsibility is for the total City and whether the Supervisors would assist the Housing Authority in getting more help. The Supervisors said yes. Commissioner Ubalde also asked for the Supervisors' help in soliciting citizen participation and the Supervisors sated they would help."

Commissioner Byrnes moved for approval of the minutes with the amendment by Commissioner Ubalde. Commissioner Ergina seconded. Unanimously carried.

The presence of Supervisors John Molinari and Gordon Lau was noted with pleasure and hoped that the Supervisors would assist in providing protection to all public housing residents.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

Counsel Johnson said she had been working on routine matters.

8. UNFINISHED BUSINESS:

RATIFYING MEMORANDUM OF AGREEMENT WITH PING YUEN TENANTS ASSOCIATION

Chairperson Wallace asked Supervisor Molinari if he wished to speak. He stated no, but that he and Supervisor Lau were present to answer questions.

On the proposed agreement to settle the Ping Yuen rent strike, Commissioner Ubalde brought up the matter of subtopic D4, page 2, of the agreement, which establishes specific dates for the completion of modernization items. He mentioned that the Authority might not be able to meet the date because of acts of God such as weather or labor distrubances. He mentioned that the same qualification could apply to item 12, page 2.

Jack W. Lee, Counsel for the Ping Yuen Tenants Association stated that these were outside dates and it would not be fair to the tenants to negotiate them now. The Executive Director stated that there were conditions outside the control of the Housing Authority such as materials ordered from manufacturers and not delivered.

Commissioner Byrnes suggested that revised wording be worked out by Mr. Lee and Counsel Johnson. Mr. Lee requested that this be done immediately and requested time for a private conference with members of the Ping Yuen Tenants Association. The matter was then tabled for later discussion at the meeting.

Because of a prior commitment, Supervisor Molinari stated he had to leave, but stated he would be available later in the day. He was thanked by the Commission for his participation in the settlement of the rent strike.

9. NEW BUSINESS:

APPROVAL OF PHASES I AND II OF THE MANAGEMENT ASSISTANCE COMPONENT OF THE URBAN INITIATIVES PROGRAM

Discussion ensued regarding the resolution approving Phase I and II of the Management Assistant Component of the Urban Initiatives Program.

Chairperson Wallace stated concern as to whether there has been input from the tenants and asked Ms. Lillie Ransom, President, PHTA, to give her impression of the workshop, which Ms. Ransom attended in December. Ms. Ransom stated she had attended a presentation on management led by gentlemen from Great Britain. She stated they made a good presentation. She stated that security was also discussed and hoped the Authority would participate. The Executive Director mentioned that security funding would be available under a separate allocation to be announced probably in February and that the Authority would certainly apply for these funds.

Chairperson Wallace asked whether funds would be used to make substantial changes and whether the funds would be used for purposes stated in the component. She also asked if the training that would be provided under the Management Assistance Component would be primarily for top level staff.

The Executive Director explained that the document was designed as a problem solving document. It is definitely designed for what the Authority considers a major problem - the vacancy loss. It is designed to come up with systems and procedures so that the Authority can shorten the turnover rate or time factor in which we can get apartments available. He also stated that the training contemplated would be for all staff involved in the fiscal and maintenance areas.

The following resolution was presented for passage:

RESOLUTION NO. 2216

* * * * * * * * * * *

RESOLUTION APPROVING PHASES I AND II OF THE MANAGEMENT ASSISTANCE COMPONENT OF THE URBAN INITIATIVES PROGRAM

* *

RESOLUTION
* * * * * * * * * * *

RESOLUTION APPROVING PHASES I AND II OF THE
MANAGEMENT ASSISTANCE COMPONENT OF THE
URBAN INITIATIVES PROGRAM
* *

WHEREAS, HUD has selected the San Francisco Housing Authority as a recipient of funding under the Management Assistance Component of the Urban Initiatives Program; and

WHEREAS, the Authority has prepared a Phase I Diagnosis and a Phase II Work Plan pursuant to HUD instructions; and

WHEREAS, the Commission has reviewed the Diagnosis and Work Plan; and

WHEREAS, the Commission intends to adhere to the Work Plan in the dispersal of Management Assistance Component funds; and

WHEREAS, during its participation in the program the Authority will abide by all necessary rules and regulations promulgated by HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Approval is hereby given to the Phase I Diagnosis and the Phase II Work Plan of the Management Assistance Component of the Urban Initiatives Program.

2. All necessary HUD rules and regulations will be followed during the course of the program.

3. This resolution take effect immediately.

Commissioner Ubalde moved for adoption of the resolution. Commissioner Byrnes seconded . The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A. C. Ubalde, Jr.
George Patton Colbert

NAYS: None

EXCUSED: Booker T. Anderson
James San Fong

Chairperson declared resolution passed.

NORTH BEACH

Commissioner Ubalde reported on a tour of the North Beach development on Saturday, January 6, with Commander Dangerfield and visited with some of the residents. He reported there was an attitude of fear and apprehension over lack of security and safety. He stated the tenants had fear of leaving their homes and that people were being physically attacked. He was also deeply concerned about the destruction of property, where Christmas trees were burned which destroyed equipment in the children's play area. He stated it was important that this matter be addressed and not take unnecessary time to avoid any undue hardship upon the staff, Commission and tenants. He also expressed appreciation for Commander Dangerfield's cooperation and concern.

Ms. Laura Swartz, of the S.F. Neighborhood Legal Assistance Foundation, speaking on behalf of the residents, stated she was surprised and it remained to be seen if she was pleased to see Commissioner Ubalde and Commander Dangerfield at Ms. Halikias apartment. She stated that the tenants are concerned about physical safety in their homes and that they are organizing. The depth of their anger and frustration is considerable and hopes that concerns voiced by Commissioners is not too late. Conditions are far graver than Ping Yuen in terms of security. She stated she can give no assurances that dealings will be smooth unless changes are rapidly made in terms of security.

Ms. Hope Halikias, resident of the North Beach development, stated that they had more urgent needs than the matter of Christmas trees being burned. They have no security bars and no outside lighting. Although funds have been allocated nothing has been done. They also have no police protection from Central Station.

Commissioner Byrnes stated that she and the Commissioners were aware of the concerns and desired to help. The issue of security is a fundamental one and must be attacked not only from the city and local level, but also at the state and federal level that there be more funds made available for public housing. The Commission will also do all that is possible to get funds for security.

Chairperson Wallace stated that she had met with the staff at Senator Milton Marks' office and they too are concerned about security and that there will be some movement generated around security. She stated that she is unsure of where the funds will come from but security is a mass problem throughout the city and is needed in all developments. She stated that the Executive Director is looking at the needs of all developments as a total package and that North Beach would not be ignored.

The Executive Director stated that it was critically important that public housing residents understand that the Housing Authority does not have the resources to provide comprehensive security. Public housing residents are residents of the City and County of San Francisco and the S.F. Police Department has a clear responsibility to provide security for the entire city. The Housing Authority can complement security and where possible, it will do so. Certain

physical improvements will improve the situation, but it is a great illusion if we are under the impression thatphysical improvements will solve the security problems. Improvements by the Housing Authority is not the final answer to the overall security problem. When hearings were held at the Board of Supervisors on this question, a specific request was made to the Board that the Police Department be in attendance so they could explain to the Board of Supervisors, the legislators of this City, what their responsibilities are and how they relate to the security needs of public housing tenants. A commitment has been made for physical improvements. The reason for the delay will be taken up with appropriate staff.

Chairperson Wallace turned this matter over to the Site and Design Committee for their attention. Commissioner Ubalde stated that he would be pleased to have his Committee meet with the North Beach residents and he would report back to the Commission at the following meeting or subsequent meeting.

Commissioner Byrnes again noted Supervisor Lau's presence and requested his cooperation with the Board of Supervisors and the Police Department.

Commission Byrnes also took the opportunity to note the departure of the Director of Housing Operations, Ralph Carey, and expressed her regret and that of the Commission. She congratulated him on his new position and wished him well.

8. OLD BUSINESS: (continued)

PING YUEN

The matter of the Memorandum of Agreement regarding Ping Yuen was again brought to the table. Mr. Jack Lee presented the amendment agreed to by he and Counsel Johnson for the item D4, page 2. The amendment is as follows:

> "Completion dates may be extended for a period of time equal to the period of delay caused by inclement weather, acts of God, or third party acts beyond the control of the San Francisco Housing Authority."

Mr. Lee also pointed out that the clause under #12, page 2, was sufficient for the Housing Authority to bring its reasons, if they were valid and good reasons, and that the clause would protect the Housing Authority.

Commissioner Ubalde questioned if #12 of the agreement would be in conflict with the amendment agreed upon. Counsel Johnson stated no.

Mr. George Lee, President, Ping Yuen Tenants Association, stated he hoped there would be no further delays in the signing of the agreement.

The following resolution recommended for passage:

RESOLUTION NO. 2217
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SETTLEMENT AGREEMENT WITH THE PING YUEN RESIDENTS IMPROVEMENT ASSOCIATION RE THE RENT WITHHOLDING ACTION SPONSORED BY THE RESIDENTS ASSOCIATION
* *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SETTLEMENT AGREEMENT WITH THE PING YUEN RESIDENTS IMPROVEMENT ASSOCIATION RE THE RENT WITHHOLDING ACTION SPONSORED BY THE RESIDENTS ASSOCIATION

* *

WHEREAS, the Ping Yuen Residents Improvement Association has since October, 1978, participated in a rent withholding action against the San Francisco Housing Authority protesting security conditions at the Ping Yuen Development; and

WHEREAS, a number of residents have participated in this action to demand improved security; and

WHEREAS, the San Francisco Housing Authority has met on numerous occasions with the Residents Improvement Association and has developed, along with the Association, a settlement agreement re the dispute; and

WHEREAS, Supervisors Molinari and Lau were very instrumental in assisting the Ping Yuen Residents Improvement Association and the San Francisco Housing Authority in reaching this agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute said agreement between the Ping Yuen Residents Improvement Association and the San Francisco Housing Authority. Said agreement is to be made a part of this resolution and is attached as shown as Exhibit A.

2. That upon the execution of this settlement agreement, the Ping Yuen Residents Improvement Association will immediately release all funds presently held in escrow in the Chinatown Federal Savings and Loan by the Association to the San Francisco Housing Authority's Controller.

3. That this resolution be effective immediately.

Commissioner Ubalde moved to accept the agreement in toto as amende on page 2. Commissioner Byrnes seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A. C. Ubalde, Jr.
George Patton Colbert

NAYS: None

EXCUSED: Booker T. Anderson
James San Fong

Chairperson declared resolution passed.

Mr. Jack Lee asked for a point of clarification. The grievance panel decision concerning the Ping Yuen rent withholding action was reversed by the Commission. He felt this violated the spirit of the agreement and should be rescinded. He said the reversal was unjust and unmerited.

Chairperson Wallace stated that the legislation had to be disposed of as it was tabled at a previous meeting, according to the By-Laws.

The Executive Director stated that signing of the Agreement does not commit the Housing Authority, as a matter of law, to acknowledge the fact that the definition of safe and secure housing necessarily include the placing of security guards in public housing property. We recognize a need based on Commission interpretation of a specific instance, but we are not acknowledging that we have to supply security guards on a permanent basis for Ping Yuen or any other public housing development.

Counsel Johnson stated that this matter was now covered by the agreement but that the panel decision could not be left hanging. As a legislative body, the Commission has the right to accept or refuse the decision. She stated that not acting on the decision could be construed as being contrary to the provisions of the Annual Contributions Contract with HUD.

10: ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:20 a.m.

_____
Chairperson

_____
Secretary

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 25, 1979

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, January 25, 1979.

1. ROLL CALL:

Meeting was called to order by the Chairperson at 10:05 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

EXCUSED: Dr. Amancio Ergina, Commissioner
James San Fong, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

Nofoaluma Tuiasosopo, Sunnydale Coalition
Cerneria Howard, PHTA
Christine Neal, PHTA
Lillie Ransom, PHTA
Tom Tebben, Arthur Andersen & Co.
Susan Hughes, Representative of HUD Area Office

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved for approval of the Agenda, asking however that it be amended to show Item 10 as "Personnel" and Adjournment to be Item 11. Commissioner Ubalde asked that it be further amended to include a report from the Site and Design Committee under Unfinished Business. Commissioner Anderson seconded; unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved for approval of the minutes of January 1[illegible], 1979; seconded by Commissioner Byrnes. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

REPORT OF SITE AND DESIGN COMMITTEE - NORTH BEACH

Commissioner Ubalde reported that the Site and Design Committee had met on Tuesday, January 23, 1979, with the North Beach community. Also present was Captain Darcy of the North Beach (Central) Police Station, Housing Authority Commander Dangerfield and his staff. They discussed physical improvements for increased security and a request for security guards was made at that time. Commissioner Ubalde stated this was submitted for staff review and there will be another meeting in February to follow up on these discussions.

Commissioner Anderson commented that at a previous meeting where the question of security guards was first presented, he had stated that once we provide security guards for one site, we would be asked to provide security guards for all sites.

9. NEW BUSINESS:

AMENDMENT TO ARTHUR ANDERSEN AND CO. CONTRACT

In support of the first resolution, the Secretary presented the following report:

With your concurrence, on August 21, 1978, the Authority entered into a contract with Arthur Andersen & Co. to perform services in order to establish "internal control". Originally this contract assumed that a plan to take a physical inventory of Housing Authority supplies would be developed by staff, reviewed by Arthur Andersen & Co. and implemented by staff.

Although an inventory plan was developed and reviewed, it was never implemented because of staffing problems. Accordingly there is still no control over the inventory.

This lack of basic control over such a major asset is not acceptable. Therefore, a plan has been worked out which would require substantial Arthur Andersen & Co. involvement and would allow the Authority to have basic control over most if its inventory on or about March 1, 1979. The use of Arthur Andersen & Co. for this project would require a $15,000 increase to their contract.

Staff feels that it is imperative that basic control of our more expensive items be accomplished as soon as possible and that the best way to accomplish this would be to enter into a contract for additional services with Arthur Andersen & Co. Attached please find a resolution authorizing the Executive Director to enter into an Amendment to the August 21, 1978 contract with Arthur Andersen & Co. to provide additional services related to the establishment of an inventory system. Staff recommends adoption of this resolution.

RESOLUTION NO. 2218
* * * * * * * * * * *

RESOLUTION AMENDING CONTRACT IN ORDER TO IMPLEMENT PHASE ONE OF AN INVENTORY CONTROL SYSTEM TO ARTHUR ANDERSEN & CO.
* *

RESOLUTION
* * * * * * * * * * *

RESOLUTION AMENDING CONTRACT IN ORDER TO IMPLEMENT PHASE ONE OF AN INVENTORY CONTROL SYSTEM TO ARTHUR ANDERSEN & CO.

WHEREAS, numerous audits have demonstrated that the San Francisco Housing Authority needs to implement a system of control of its physical assets; and

WHEREAS, Arthur Andersen & Co. has submitted a proposal to begin establishment of a system of control at a cost not to exceed $15,000, and

WHEREAS, the proposal is designed to secure both physical and accounting control over those items currently stocked in the warehouse at the Egbert Street facility and other high value items stocked in the various craft shops; and

WHEREAS, Arthur Andersen & Co. proposes to develop the appropriate requisitioning procedures; and

WHEREAS, the consulting firm will also test the mechanized inventory control system developed by the Authority; and

WHEREAS, the Authority already has a contract with Arthur Andersen & Co. to establish assets control.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The contract with Arthur Andersen & Co. be amended to include implementation of Phase One of an inventory control system at a cost not to exceed $15,000.

2. This Resolution take effect immediately.

There was a great deal of discussion regarding this proposed contract. It was established that the letting of this contract did not hinge on filling key personnel positions since by the time the programs have been worked out, these positions will have been filled by personnel qualified to carry out the programs recommended by the Consultant. It was also clarified that the initial contract with Arthur Andersen & Co. did not include inventory control which this present resolution covers.

Mr. Tom Tebben of Arthur Andersen & Co. was present and under close questioning of the Commissioners clarified many points. He stated his company has done extensive inventory control in both public and private sectors. He stated inventory control would be computerized and that Arthur Andersen & Co. would also do the testing to make sure the programs worked.

Chairperson Wallace questioned Mr. Tebben regarding a series of negative articles published in a magazine called "Computer World". These articles centered around work done for the City of Detroit. Mr. Tebben discussed these articles at some length and stated that no lawsuits were ever brought nor convictions obtained. Mr. Tebben also pointed out that ultimately the system installed for Detroit was awarded a silver medal by the Municipal Finance Officers of America. He said his company also did work for the Detroit Board of Education, who sent a letter to "Computer World" expressing overall satisfaction with their work.

Generally, the Commissioners agreed the articles in "Computer World" should be given no further consideration; however, Chairperson Wallace stated it still left some concern in her mind inasmuch as this contract expended a large sum of money. Commissioner Byrnes, on the hand, felt the allegations were just that -- allegations. It was also stated by the Secretary that if our experience with Arthur Andersen & Co. is not satisfactory, there are sufficient clauses to terminate the contract. (Copies of the "Computer World" articles are attached to and made a part of these minutes.)

Commissioner Byrnes moved that this resolution be adopted. Commissioner Anderson seconded. The vote was:

AYES: Joan M. Byrnes
The Rev. Dr. A C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

ABSTAIN: Cleo F. Wallace

EXCUSED: Dr. Amancio Ergina
James San Fong

ABSENT: George Patton Colbert

Chairperson declared resolution passed.

RESOLUTION AWARDING CONTRACT TO ARTHUR ANDERSEN & CO FOR THE IMPLEMENTATION OF A FINANCIAL ACCOUNTING AND REPORTING SYSTEM

In support of this resolution the Secretary made the following report.

With your concurrence, on July 25, 1978, this Authority sent Requests for Proposals to various fiscal management firms in San Francisco. This request for proposals called for submission of programs designed to review current fiscal procedures and develop mechanisms for internal control. Staff would be properly trained in accounting procedures and the consulting firm would assist in the transition of the Authority from a cash to an accrual basis of accounting.

Also on July 25, 1978, the Authority received from Mayor Moscone a letter stating that we take immediate steps to engage a professionally competent and reputable contractor to "establish a set of internal controls to safeguard the assets of the Authority". The Mayor also requested that the contractor establish a system of accounts and provide recommendations for a complete fiscal reorganization. To this end, the Commission on July 27. 1978 passed a resolution requesting the hiring of such a firm.

The HUD Area Office commented on our initial request for proposals in its letter of July 31, 1978. The Area Office felt that we should utilize the consultant we had advertised for on the 25th as an interim measure to immediately design basic fiscal controls. In their opinion an overall fiscal management consultant as called for in the Mayor's letter and Commission resolution should be dealt with separately.

After several meetings between staff and representatives of the HUD Area Office and the Mayor's Office of Community Development, it was agreed that the Authority should immediately enter into a contract with a reputable firm to establish basic internal controls.

The Commission concurred with this action at its meeting of August 17, 1978. Also, at that meeting, you passed a resolution allowing the Authority to enter into a contract with Arthur Andersen & Co. to establish this basic internal control. Accordingly, a contract was agreed to by the Authority and Arthur Andersen & Co. on August 21, 1978.

Since August 21, 1978, several amendments were made to the contract, the result of which was to decrease the scope of some of its work, to develop a preliminary design of a mechanized rather than a manual accounting system, and to increase Arthur Andersen's fees by $2,000.

From August 21, 1978, to the present, several items have occurred:

1. A new permanent Controller was hired.
2. Five positions in the Financial Department were filled.
3. Six positions in the Financial Department are in the process of being filled.
4. The Financial Department has been reorganized.
5. The work called for in the Arthur Andersen & Co. contract has been completed.

The Authority must now select a contractor to finish the design and implement the mechanized accounting system selected as a result of the work done by Arthur Andersen & Co.

Arthur Andersen & Co. found one system which (when modified) would most closely provide for the needs of the Authority. The basic requirements for the system are:

1. It would support:

   A. Fund Accounting,
   B. Responsibility Reporting,
   C. Trial Balance by Fund,
   D. Encumbrance Accounting, and
   E. Project Accounting.

2. It must be compatible with our current computer hardware.

3. It must be adequately documented.

4. It must be programmed in RPG-II.

Staff recommends that a contract be signed with Arthur Andersen & Co. for the installation of the accounting system selected during the preliminary design phase for the following reasons:

1. The package has been installed by Arthur Andersen & Co. several times before and they are familiar with it.

2. During the period of the first contract, Arthur Andersen & Co. has learned a lot about the Housing Authority's fiscal operations.

3. The work done by Arthur Andersen & Co. to date has been satisfactory.

4. If an RFP for the installation of the new accounting system is put out, the new system could not be installed until after the start of the next fiscal year.

Attached was a letter from Arthur Andersen & Co outlining their proposal. The contract with Arthur Andersen & Co. would be for $172,000. An additional sum of about $5,000 would be needed to purchase certain modifications made for another user. The Urban Initiatives Program has set aside $175,000 for this project. The Urban Initiatives Team and the HUD Area Office have approved the Arthur Andersen proposal and HUD has waived the requirement of an RFP.

Also attached was a resolution authorizing the Executive Director to enter into a contract with Arthur Andersen & Co. to perform services in order to design and implement a new accounting system. Staff recommends adopting this resolution.

RESOLUTION NO. 2219
* * * * * * * * * * *

RESOLUTION AWARDING CONTRACT TO
ARTHUR ANDERSEN & CO. FOR THE IMPLEMENTATION
OF A FINANCIAL ACCOUNTING AND REPORTING SYSTEM
* *

RESOLUTION
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RESOLUTION AWARDING CONTRACT TO
ARTHUR ANDERSEN & CO. FOR THE IMPLEMENTATION
OF A FINANCIAL ACCOUNTING AND REPORTING SYSTEM

WHEREAS, on July 27, 1978, the Commission authorized advertising for an experienced certified public accounting firm to prepare revised procedures and implement a new financial accounting and reporting system for the Authority and provide requisite staff training; and

WHEREAS, if action is not taken to begin implementation shortly it cannot be affected at the beginning of the 1979-80 fiscal year; and

WHEREAS, Arthur Andersen & Co. has worked well with the Authority in a previous contract to establish internal control over Authority assets; and

WHEREAS, Arthur Andersen & Co. has drawn up a comprehensive proposal which addresses the requirements of implementing a new financial accounting and reporting system, and

WHEREAS, Arthur Andersen & Co. has established complete familiarity with all Authority fiscal procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission herein award a contract to the firm of Arthur Andersen and Co. to implement a financial accounting and reporting system for the Authority at a cost not to exceed $172,000 of Urban Initiatives funds.

2. Commission approval of this resolution is contingent upon approval by HUD, Central Office, Washington, D.C., of the Urban Initiatives Program and the consulting firm of Arthur Andersen & Co.

3. That this Resolution take effect immediately thereafter.

The Secretary stated that a representative from HUD was present at this meeting adding that HUD had a great deal to do with the preparation of this document.

Commissioner Ubalde questioned the additional $5,000 mentioned under "Fees and Other Costs". The Secretary called on Mr. Tom Tebben to explain this. Mr. Tebben stated that in setting up systems for other organizations, Arthur Andersen & Co. had prepared programs that essentially fulfill the requirements of the Housing Authority. These programs are the property of the organizations for which they were prepared and the Housing Authority would have to buy them. The alternative would be to set up new programs for the Housing Authority which would entail a larger sum of money.

Again the subject of adequate staffing to operate these new programs was brought up and the Controller, at great length, described the situation presently existing in the Finance and Data Processing Departments and the situation that will shortly exist when they have completed the hiring of personnel necessary to ensure smooth-running departments. This should be completed by the middle of February, or three weeks hence. Upon being asked about the prior audits of this Authority and the inability of those auditors to give an unqualified opinion, the Controller stated that during the year he will be working toward that goal, and hopefully next year we will have that unqualified opinion. Essentially, the work to be done will be a joint effort by Arthur Andersen & Co. and Housing Authority staff. He stated that Arthur Andersen & Co. basically know the package we now have and said he was completely satisfied with this firm.

Inasmuch as this work was to be paid for out of Urban Initiatives fu[illegible] Ms. Susan Hughes, a representative of the HUD Area Office, brought to the attention of the Commissioners the fact that the Housing Authority at this moment does not have approval of their Urban Initiatives Program.

Ms. Hughes stated that the HUD Area Office has recommended approval to the Washington, D.C., Central Office. It was then stated that award of this contract would be conditioned upon HUD's approval of our Urban Initiatives Program. Commissioner Ubalde felt it should be noted in these minutes the reason for not sending out a formal Request for Proposal. The Secretary said the reason for no RFP's was that this is a continuation of a system that had been adopted earlier. This firm is familiar with our system since they have been working with us and it was felt feasible to continue with the Arthur Andersen organization in the interest of time and also financially.

Chairperson asked Counsel Johnson to give an opinion on the legality of not publishing a Request for Proposal. Counsel stated that according to HUD regulations, an RFP must be published, but as stated in the Memorandum from the Executive Director, this requirement had been waived by the Area Office of HUD. Ms. Hughes stated that although the HUD Area Office had waived publishing of the RFP, it would also have to be approved by HUD Central Office in Washington, D.C. She also stated that the consulting firm would also have to be approved. The Secretary stated that if this was not approved, the Housing Authority would issue an RFP.

Vice Chairperson Byrnes, having received the gavel from the Chairperson during the discussion, called for the vote:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYES: None

EXCUSED: Dr. Amancio Ergina
James San Fong

ABSENT: George Patton Colbert

Vice Chairperson declared resolution passed, and returned the gavel to the Chairperson.

RESOLUTION APPOINTING ASSISTANT TREASURER

In support of this resolution, the Secretary made the following report:

Traditionally, the Controller of the Housing Authority has served this agency as its Assistant Treasurer, therefore possessing power of attorney in the absence of the Treasurer, the Executive Director.

As George P. Millburn, Jr., became Controller of the San Francisco Housing Authority in November, 1978, it is necessary for the Board to adopt the attached Resolution designating him as Assistant Treasurer.

I recommend passage of the attached Resolution.

RESOLUTION NO. 2220
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RESOLUTION APPOINTING ASSISTANT TREASURER
* *

RESOLUTION
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RESOLUTION APPOINTING ASSISTANT TREASURER

BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that George P. Millburn, Jr., Controller of this Authority, be and he hereby is appointed to act as Assistant Treasurer of this Authority at all times, and as such Assistant Treasurer he is hereby authorized and directed to perform all the acts and duties and to exercise all of the powers of the ASsistant Treasurer, subject to any bonding requirements of the State of California, the City and County of San Francisco, and other appropriate governmental agencies.

FURTHER RESOLVED: That should any conflict arise between this Resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde moved for adoption of the resolution. Commissioner Anderson seconded. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: Dr. Amancio Ergina

ABSENT: George Patton Colbert

Chairperson declared resolution passed.

10. PERSONNEL:

The Commission recessed to go into Executive Session as a Personnel Committee as a whole.

11. ADJOURNMENT:

This meeting will be adjourned at the next regularly scheduled meeting of the Commission.

_____
Cleo F. Wallace
Chairperson

_____
Carl L. Williams
Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 8, 1979 — Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, February 8, 1979.

1. ROLL CALL:

Meeting was called to order by Vice Chairperson Byrnes at 10:08 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Vice Chairperson
Dr. Amancio Ergina, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: Cleo F. Wallace, Chairperson
George Patton Colbert, Commissioner

Acting Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

Christine Neal, Public Housing Tenants Association
Rebecca Purnell, Public Housing Tenants Association
Vailolo Fauoto, Sunnydale Coalition
Nofoaluma Tuoasosopo, Sunnydale Coalition
Don Fortune, San Francisco Examiner

3. APPROVAL OF AGENDA:

Commissioner Anderson moved for adoption of the agenda as presented. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Anderson made a motion to adopt the minutes of January 25, 1979; seconded by Commissioner Ubalde. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

The Secretary stated none other than that previously mailed to the Commissioners.

6. REPORT OF SECRETARY:

The Secretary stated the only report he had was contained in the memorandum already mailed to the Commissioners regarding his trip to Washington. He asked for any comments of questions regarding this report.

In response to a question from Acting Chairperson Byrnes he stated the purpose of this trip was to meet with Assistant Secretary Simon, of HUD, and his staff to discuss with them some of the problems the Authority has encountered recently. He stated he felt he was successful in impressing upon

them that Authority staff and Commissioners were working very diligently to resolve the problems we have. The Secretary also stated that Assistant Secretary Simon said they want to see our Authority on sound financial footing and indicated he would instruct his staff to work very closely with us in resolving these problems.

Commissioner Ubalde asked what information the Secretary had received from NAHRO concerning the Carter Administration's stand regarding housing. The Secretary responded that as far as housing is concerned the budget is very small. It does not provide for major new initiatives; it does not increase allocations substantially for many of the things that those in housing are concerned about. The feeling in NAHRO was that Congress wants to cut the President's budget or vote it as has been recommended, but certainly it will not be increased for any social programs.

The Acting Chairperson asked about deferred maintenance and security, to which the Secretary replied that Congress, in its last session passed a security program designed to be implemented both by HUD and the Department of Justice through the Law Enforcement Assistance Administration and the Department of Labor. The program never went into effect since those agencies were not able to coordinate efforts. This year there will be no new money voted into this program so that when this progam does take effect, it will be with money voted upon at the last session.

With respect to deferred maintenance, the Secretary said the budget does contain funds for modernization, but there are some ambiguities as to whether or not items eligible under modernization can be used to fall into the category of deferred maintenance. At NAHRO, the Committee voted to recommend that when discussions take place in Congress, if there are any trade-offs to be made in appropriations for additional housing/new construction and deferred maintenance, the view of the Executive Directors who were in attendance agreed the need for maintaining existing units is so great that they would prefer to have money made available for maintaining existing units rather than have money put into allocations for additional new units.

Commissioner Anderson felt we should take a good look at the two issues involved here relative to security. Because of the competition between the various departments for security funds, namely LEAA and the Justice Department, and based upon recent security problems we have had, we are now more entitled to security funds as a housing authority than these departments. He stated he has pointed out on several occasions that security is the responsibility of the San Francisco Police Department. Competition for these funds by these departments puts our needs in jeopardy. The Commissioner said he felt it would be so important if sanctions were not taken against us for not having the money to provide this security. He felt persons who imposed sanctions upon us to provide this security ought to be aware of the problems which confront us. He also felt that this understanding did not exist.

Commissioner Ubalde said he did not have a clear understanding of the Inchon Village situation. The Secretary responded that he knew of no reason why HUD was holding up this approval. Although he did say it seemed the Area Office of HUD is very slow in moving many things. However, he said, he did receive assurances from people in Washington that approval of Inchon Village will come through within the next few weeks. There seemed to be concern regarding some cost factors involved and the Secretary stated they assured HUD that we are trying to get some of the requirements under the City Code waived which would reduce these costs. Also, he said, some code requirements are mandated by State law covering the condominiums or co-ops we are trying to put in. We may be less successful on the State level than we hope to be on a local level in getting these requirements waived. The Secretary also said he furnished copies of our transmittal of December to certain people in Washington, since they had not been aware of how long this had been pending. At this point, he said, we have done all we can possibly do and now we are awaiting word from HUD.

Upon being queried by Commissioner Regina, the Secretary stated that we are now and have been maintaining Inchon Village out of miscellaneous funds and we are appropriating funds on a month-to-month basis.

Commissioner Ubalde said he would like to have a meeting of the Site and Design Committee to follow-up on Inchon Village. With the approval of the Commission, the meeting was set for February 20, 1979, at 3:00 p.m.

At this point, Acting Chairperson Byrnes followed by the other Commissioners, welcomed Commissioner Fong back to the Commission after his long absence.

Commissioner Anderson then brought up a technical point regarding the need to re-open the meeting of January 25, 1979. Counsel Johnson was called upon and she stated Acting Chairperson Byrnes could simply adjourn the meeting of January 25th. Thereupon the Acting Chairperson stated the meeting of January 25, 1979 was now adjourned and the meeting of today would continue.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

RESCINDING RESOLUTION NO. 2177

The Secretary introduced the first resolution:

RESOLUTION NO. 2221
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RESOLUTION RESCINDING RESOLUTION NO. 2177
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RESOLUTION NO.
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RESOLUTION RESCINDING RESOLUTION NO. 2177
* *

WHEREAS, on July 27, 1978, the Commission adopted Resolution 2177 which placed a freeze on all salary increases and promotions of Housing Authority staff; and

WHEREAS, Resolution 2177 also placed a freeze on all automobile allowances; and

WHEREAS, the Commission has subsequently taken action to permanently abolish all automobile allowances; and

WHEREAS, the Resolution also directed the Executive Director to instruct all department heads to conduct a performance evaluation of all staff under their supervision; and

WHEREAS, the Executive Director has had such performance evaluations conducted in September of 1978; and

WHEREAS, the Commission met as a Personnel Committee of the whole on January 25, 1979, and received a report from the Executive Director that the provisions of Resolution No. 2177 placing a freeze on salary increases and promotions impedes the promotional opportunities of Authority employees.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Resolution No. 2177 is hereby rescinded effective January 25, 1979.

2. That should this Resolution be in conflict with any previously adopted Resolution, this Resolution should prevail in the event of any conflict.

In the discussion that followed, the Secretary stated the reason for this resolution was to make possible the promotions of certain employees and increases in salary for others.

Commissioner Ubalde moved for adoption with a second from Commissioner Anderson. The vote was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace
George Patton Colbert

Acting Chairperson declared resolution passed.

RATIFYING CONTRACT OF COUNSEL LOIS L. JOHNSON

The Acting Chairperson introduced the second resolution:

RESOLUTION NO. 2222
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RESOLUTION RATIFYING THE CONTRACT OF
HOUSING AUTHORITY COUNSEL LOIS L. JOHNSON
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION RATIFYING THE CONTRACT OF
HOUSING AUTHORITY COUNSEL LOIS L. JOHNSON
* *

WHEREAS, the Commission met as a Personnel Committee of the Whole on January 25, 1979, and voted to renew the contract of Housing Authority Counsel Lois L. Johnson for the period January 1, 1979 through December 31, 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission herein ratifies its action renewing the contract of Housing Authority Counsel Lois L. Johnson for the period January 1, 1979 through December 31, 1979.

Commissioner Anderson moved for approval of this resolution with a second by Commissioner Fong. The vote was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYES: None

EXCUSED: Cleo F. Wallace
George Patton Colbert

The Acting Chairperson declared resolution passed.

RATIFYING TRAVEL OF THE EXECUTIVE DIRECTOR TO WASHINGTON, D.C.

The Acting Chairperson introduced the third resolution:

RESOLUTION NO. 2223
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RESOLUTION RATIFYING TRAVEL OF THE EXECUTIVE DIRECTOR TO WASHINGTON, D.C., JANUARY 31 - FEBRUARY 4, 1979, TO ATTEND THE NAHRO MEETING FOR EXECUTIVE DIRECTORS OF LARGE HOUSING AUTHORITIES
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL OF THE EXECUTIVE DIRECTOR TO WASHINGTON, D.C., JANUARY 31 - FEBRUARY 4, 1979, TO ATTEND THE NAHRO MEETING FOR EXECUTIVE DIRECTORS OF LARGE HOUSING AUTHORITIES
* *

WHEREAS, the Mayor of the City and County of San Francisco requested that the Executive Director travel to Washington, D.C., January 31 - February 4, 1979 to attend a series of meetings with the HUD Assistant Secretary and the HUD Deputy Assistant Secretary for Assisted Housing arranged by the Mayor's Office; and

WHEREAS, the meetings were of vital concern to the Housing Authority and dealt with the budget, Urban Initiatives and Inchon Village; and

WHEREAS, the National Association of Housing and Redevelopment Officials held a meeting for executive directors of large housing authorities on February 3 and 4, 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's travel to Washington, D.C. from January 31, 1979 through February 4, 1979 be ratified.

2. Travel expenses be in accord with the Housing Authority's travel policy adopted on October 26, 1978.

3. This Resolution be effective immediately.

The following report, prepared by the Executive Director, was presented with the resolution:

"During the week of January 22, 1979, the Mayor and key members of her staff were in Washington, D.C. and met with the Secretary of HUD and the Assistant Secretary for Assisted Housing, Lawrence B. Simons. Mr. Simons expressed concern regarding this Authority's situation and whether we would be able to overcome our difficulties. The Deputy Mayor asked me to travel to Washington and meet with Mr. Simons and other key HUD staff regarding efforts to upgrade the agency and certain other pressing issues such as the budget, Urban Initiatives and Inchon Village. There was some concern that these meetings take place as soon as possible since a number of decisions of serious consequence to the Authority are presently pending at HUD.

Therefore, I informed you that I was travelling to Washington, D.C., January 31 through February 4, to have these meetings and also, since I was there, to attend the NAHRO meeting for executive directors of large housing authorities.

A full report of my trip has been provided to each Commissioner."

Commissioner Ubalde moved for adoption; seconded by Commissioner Anderson. The vote was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace
George Patton Colbert

Acting Chairperson declared resolution passed.

ADOPTING CODE OF CONDUCT FOR HOUSING AUTHORITY EMPLOYEES

The last resolution was presented with the following report:

"Since becoming Executive Director, various Commissioners have expressed concerns to me related to a seeming lack of professionalism on the part of Authority employees and occurrences of discourtesy to the residents and the general public.

Therefore, I drafted the attached Code of Conduct reflective of those concerns and providing a standard by which employee conduct can be judged. I sent the attached code to you last week for your review and my staff reached several of you to see if the Code met with your specifications.

I recommend passage of the attached Resolution adopting the Code of Conduct."

RESOLUTION NO. 2224
* * * * * * * * * * *

RESOLUTION ADOPTING A CODE OF CONDUCT
FOR AUTHORITY EMPLOYEES
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION ADOPTING A CODE OF CONDUCT
FOR AUTHORITY EMPLOYEES
* *

WHEREAS, the Commission of the San Francisco Housing Authority has expressed concern that all Authority employees conduct themselves in a professional manner and show respect at all times for residents, other staff and the general public; and

WHEREAS, the attached Code of Conduct addresses these concerns.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attached Code of Conduct is herein adopted.

2. All employees of the San Francisco Housing Authority are to conduct themselves in a manner befitting the attached code.

3. Should any conflict arise between this Resolution and any previously adopted Resolution, that this Resolution should pertain to the extent of any such conflict.

Following is the memorandum of Standards of Employee Conduct:

SUBJECT: STANDARDS OF EMPLOYEE CONDUCT

DATE: January 25, 1979

The Commissioners of the San Francisco Housing Authority wishes to remind all employees that they are charged with the very important responsibility of providing services and quality housing to San Francisco's public housing residents. In discharging this responsibility, the Commissioners expect all employees to maintain the highest traditions of public service. Specifically, the Commissioners expects each employee:

(1) To be regular and punctual in reporting to work, to absent himself or herself only for good and sufficient reason, and to give proper notice of anticipated absences;

(2) To perform his or her duties in a competent, effective and efficient manner with proper regard for the residents of public housing and the general public;

(3) To be courteous and cooperative in his or her relations with other employees and the public;

(4) To conduct himself or herself, both on and off the job, in a manner that reflects credit to the San Francisco Housing Authority and the City and County of San Francisco.

All employees of the San Francisco Housing Authority are directed to adhere to these Standards of Conduct.

The Executive Director is hereby instructed to promulgate rules and regulations to effectuate this policy.

/s/
Cleo F. Wallace, Chairperson

/s/
The Rev. Dr. A. C. Ubalde, Jr.
Commissioner

/s/
Joan M. Byrnes, Vice Chairperson

/s/
Booker T. Anderson, Commissioner

/s/
Dr. Amancio Ergina, Commissioner

Geroge Patton Colbert, Commissioner

/s/
James San Fong, Commissioner

The Secretary stated as soon as the memorandum is signed by all Commissioners it would be circulated among Authority employees.

Commissioner Anderson moved for adoption; seconded by Commissioner Ergina. The vote was:

AYES: Joan M. Byrnes
Dr. Amancio Ergina
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

EXCUSED: Cleo F. Wallace
George Patton Colbert

Acting Chairperson declared resolution passed.

Acting Chairperson Byrnes announced both a happy and sad occasion. She stated that Commissioner Ergina was leaving the Housing Authority Commission to accept a post on the Parking Authority Commission. She, and all the Commissioners, priased and thanked Commissioner Ergina for his valuable contributions to the Housing Authority Commission over the past seven years. It was universally felt his steadfastness, his knowledge and expertise along with his sense of humor would be greatly missed.

Commissioner Ergina acknowledged all by expressing his gratitude for the fine opportunity he had in serving the public and the Authority tenants and thanked the staff, the tenants and his colleagues on the Commission. He also stated he would continue, privately, to contribute to the quality of life through housing in San Francisco with a project in the Western Addition for families and elderly, and he again expressed his thanks to all.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:41 a.m.

_____
Acting Chairperson

_____
Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 22, 1979

440 Turk Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, February 22, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:05 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary, Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

Christine Neal, Public Housing Tenants Association
George Lee, Ping Yuen Tenants Association

3. APPROVAL OF AGENDA:

Vice Chariperson Byrnes moved for adoption of the agenda as presented. Commissioner Ubalde seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Anderson made a motion to adopt the minutes of February 8, 1979; seconded by Vice Chairperson Byrnes. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

None

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7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

Commissioner Ubalde said that the Site and Design Committee met on Tuesday afternoon, February 20, 1979. He said the report of that meeting has not yet been prepared by staff. The Executive Director said that staff had been instructed to prepare the report but it had not been completed. Chairperson Wallace said the report should be presented at the next Commission meeting and also mentioned that the minutes of the Commission meetings should be available five days before each Commission meeting.

9. NEW BUSINESS:

AUTHORIZING TRAVEL TO THE 48th ANNUAL MEETING OF THE NATIONAL HOUSING CONFERENCE

The Secretary introduced the first resolution:

RESOLUTION NO. 2225
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C., MARCH 12-13, 1979, TO ATTEND THE 48th ANNUAL MEETING OF THE NATIONAL HOUSING CONFERENCE
* *

RESOLUTION
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
MARCH 12-13, 1979, TO ATTEND THE 48TH ANNUAL MEETING
OF THE NATIONAL HOUSING CONFERENCE
* *

WHEREAS, the 48th Annual Meeting of the National Housing Conference will take place in Washington, D.C., March 12-13, 1979; and

WHEREAS, many issues of concern will be discussed that are relevant to public housing administration; and

WHEREAS, speakers will include key HUD officials, members of Congress and other administration representatives; and

WHEREAS, it is in the best interest of the Authority for Commissioners and a staff person to attend this meeting and also meet with our Congressional representatives concerning the proposed housing budget and security concerns.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Two Commissioners and a staff person be authorized to travel to Washington, D.C., and attend the Annual Meeting of the National Housing Conference, March 12-13, 1979.

2. Travel expenses be in accord with the Housing Authority travel policy adopted on October 26, 1978.

3. This resolution take effect immediately.

Executive Director Williams said that the Resolution would authorize two Commissioners and one staff person to attend the 48th Annual Meeting of the National Housing Conference in Washington, D.C., March 12-13, 1979. He said the meeting would be of interest to Commissioners because of pertinent legislative matters. Congressional representatives will be present to discuss President Carter's proposed budget and other legislative matters related to housing.

Vice Chairperson Byrnes moved for adoption with a second from Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

ABSENT: George Patton Colbert

Chairperson declared the resolution passed.

SETTING A NEW RETIREMENT AGE

The Chairperson introduced the second resolution:

RESOLUTION NO. 2226
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RESOLUTION EXTENDING THE HOUSING AUTHORITY'S
MANDATORY RETIREMENT AGE TO AGE 70
* *

RESOLUTION
* * * * * * * * * *

RESOLUTION EXTENDING THE HOUSING AUTHORITY'S
MANDATORY RETIREMENT AGE TO AGE 70
* *

WHEREAS, the Congress has enacted legislation providing that all agencies using federal funds extend their mandatory retirement age to 70; and

WHEREAS, in HUD Notice H 79-3 (PHA), the Department of Housing and Urban Development directs all housing authorities to extend the age for mandatory retirement to 70 years of age; and

WHEREAS, the Authority's previously adopted personnel policy provides for compulsory retirement at age 65.

NOW, THEREFORE, BE IT REVOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The mandatory retirement age for employees of the Housing Authority be 70 years of age.

2. This Resolution take effect immediately.

3. Should there be any conflict between this Resolution and any previously adopted Resolution, that this Resolution prevail in any such conflict.

The Executive Director said that the U.S. Congress had passed a law changing the mandatory retirement age to 70. HUD has issued regulations for housing authorities to implement this provision. The Resolution before the Commission is designed to do this.

Vice Chairperson Byrnes moved for approval of this resolution with a second by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

ABSENT: George Patton Colbert

The Chairperson declared resolution passed.

CREATING THE OFFICE OF ASSISTANT SECRETARY

The Chairperson introduced the third resolution:

RESOLUTION NO. 2227
* * * * * * * * * *

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO CREATING THE OFFICE OF ASSISTANT SECRETARY AND AMENDING PRIOR RESOLUTIONS FOR SUCH PURPOSE
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION OF THE HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO CREATING
THE OFFICE OF ASSISTANT SECRETARY AND AMENDING
PRIOR RESOLUTIONS FOR SUCH PURPOSE
* *

WHEREAS, it is desirable and necessary in order for a more efficient operation of the Authority to provide for an Assistant Secretary as an officer of the San Francisco Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Pursuant to Section IV, of the By-Laws, there is hereby created within the Authority an office to be known as the Assistant Secretary with the limited power and authority, at such time or times as the Executive Director may so authorize, to execute Project Notes and Bonds, to cause the seal of the Authority to be impressed, imprinted or reproduced thereto, to attest such sealing and to take all other actions necessary to complete delivery of any Project Notes or Bonds which have been awarded.

   Any and all prior resolutions which authorize the Secretary to execute and seal such instruments are amended to include the authority of the Assistant Secretary to carry out the functions so authorized. Nothing resolved herein is intended to derogate from the powers of the Secretary to perform such acts.

2. This resolution shall take effect immediately.

The Executive Director said that the San Francisco Housing Authority serves as agent for all California housing authorities in the sales of notes and bonds. He said he has to sign, as Secretary, about 1500 individual notes at a time. In order to ease this burden, the Resolution would permit the Secretary to authorize an alternate person to sign these notes. The bonding authority will accept the designation of an Assistant Secretary.

Vice Chairperson Byrnes moved for approval of this resolution with a second by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

ABSENT: George Patton Colbert

The Chairperson declared resolution passed.

TRAINING FOR COMMISSIONERS

Chairperson Wallace mentioned that the Pacific Southwest Regional Conference of NAHRO would be holding training sessions for housing authority commissioners. She would like staff to find out the particulars as previous training sessions Commissioners have attended had been very helpful.

DEVELOPMENT SOUTH OF MARKET

Commissioner Ubalde said that it had been brought before the Site and Design Committee that the Board of Supervisors had passed a resolution calling for a feasibility study of the area between 5th and 9th Streets south of Market with the possibility of designating this area as a renewal area. He felt it would be useful to investigate the housing opportunities there. He said that staff had recommended our participation in the feasibility study and the Site and Design Committee approved it. The matter will be brought before the full Commission at the appropriate time.

Mr. Williams said the area is adjacent to Yerba Buena. Chairperson Wallace said that it was near the area of the Clementina development. Commissioner Ubalde said it is a blighted area. If we have the opportunity there to house senior citizens, it should be considered. Vice Chairperson Byrnes mentioned that the HUD budget was very tight and that the possibility of getting money to construct new housing is slight. The Executive Director concurred, stating that San Francisco did not receive any new money for elderly housing this year.

Chairperson Wallace raised the possibility of utilizing Section 8 funds or the California State Housing Finance Agency for new construction. Mr. Williams said we have applied to the state agency for certain funding. He said HUD did not grant us any new allocations of units this year but we have previously been allocated Section 8 and new public housing. The Executive Director added that no sites are clearly identified at this time but we have advertised in the newspapers for private developers to come forward and offer us sites.

Chairperson Wallace mentioned that we have referendum authorization for construction of new public housing units. She asked the Deputy Executive Director for further information. Mr. Scott said a 1964 referendum authorized 2500 units and that one in 1968 authorized 3000 units. We have 4200 units authorized and as yet unbuilt. He also said that in 1976, as a result of SB 99, which would allow the Redevelopment Agency to develop units in a nonrenewal area, the city passed a referendum authorizing 3500 units. Chairperson Wallace said that as we do have referendum authorization, if Section 8 money became available, we would be able to build additional units.

Executive Director Williams explained SB99 further. He said it was passed when it was felt that redevelopment agencies might go out of business as renewal was ending. The legislation authorized the redevelopment agencies to float bonds for housing in non-renewal areas after private developers had located a site and were willing to undertake a project. Very few bonds have appeared on the market which has been affected by Proposition 13's effect on municipal financing.

APPOINTING THE ASSISTANT SECRETARY

Chairperson Wallace introduced the fourth resolution.

RESOLUTION NO. 2228
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RESOLUTION APPOINTING ASSISTANT SECRETARY
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION APPOINTING ASSISTANT SECRETARY
* *

WHEREAS, the Commission has created the office of Assistant Secretary to increase managerial efficiency.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Mr. George P. Millburn, Jr., Controller of the Housing Authority, is herein named Assistant Secretary.

2. This resolution take effect immediately.

Chairperson said that the Resolution appoints Mr. George P. Millburn, Jr. Controller of the Authority, as Assistant Secretary.

Commissioner Ubalde moved for approval of this resolution with a second by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
James San Fong

NAYS: None

ABSENT: George Patton Colbert

Chairperson declared resolution passed.

PING YUEN

Mr. George Lee of Ping Yuen spoke in regard to the agreement the Housing Authority had reached with the Ping Yuen Tenants Association. Mr. Lee said all work was to have been completed by February 23, 1979, but the fence and window grilles are not installed. Mr. Williams said this work has been contracted out and there had been a problem with the delivery of material. He also said that the rainy weather had prevented some installation. The matter can be brought to mediation if the residents are not satisfied with the Housing Authority's explanation. Chairperson Wallace suggested as there are questions regarding completion of the work, the Executive Director should meet with Mr. Lee and report back to the Commission at its next meeting.

10; ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:30 a.m.

Carl L. Williams
Secretary/Executive Director

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 8, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, March 8, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallact at 10:02 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

EXCUSED: James San Fong, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

Lillie Ransom, President, PHTA
Rebecca Purnell, PHTA
George Lee, President, Ping Yuen Tenants Association
Christine Neal, PHTA
Charlie Walker
M. Susan Hughes, HUD Area Office

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for adoption of the agenda as presented. Vice Chairperson Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion to adopt the minutes of February 22, 1979; seconded by Vice Chairperson Byrnes. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Executive Director Williams mentioned that the Housing Authority is holding an open house today at the 31 newly rehabilitated units in Hunters Point. He hoped the Commissioners would attend and said transportaiton is being provided.

7. REPORT OF COUNSEL:

Routine matters only.

8. UNFINISHED BUSINESS:

Commissioner Ubalde, Chairperson of the Site and Design Committee, said that he had made a report at the last Commission meeting but it was not official because the minutes had not been prepared. They are now available and Commissioner Ubalde asked for the Commission's approval. The minutes deal with North Beach,

Inchon Village, the Hunters Point bids and the Market Street renovation. There will be another Site and Design Committee meeting on Thursday, March 15, 1979. Commissioner Ubalde asked the staff to provide appropriate notice.

Vice Chairperson Byrnes referenced a letter from Mr. Williams to HUD's Acting Area Manager regarding Inchon Village. In the letter, the Authority expressed the hope that its submittal of the estimate would result in a prompt approval. If no action were taken soon on approval of these condominiums, the project might have to be discontinued. Vice Chairperson Byrnes asked Ms. Hughes, the representative from HUD, to respond regarding HUD action. Ms. Hughes said that she was not involved in the Inchon Village matter at all so she could not address the subject. Mr. Williams said that he met yesterday with the HUD Regional Administrator, Ms. Emma McFarlin. She told him that HUD technical staff were here from Washington to examine Inchon Village. They have visited the site and are preparing a report. Mr. Williams said he was told we should receive final word from HUD next week. We have not yet had a response to our December letter to HUD which Vice Chairperson Byrnes cited.

Vice Chairperson Byrnes inquired as to whether there was any action she could take while she is in Washington next week. Mr. Williams said that he will provide her with the relevant information and the names of persons to contact. Ms. Byrnes said she would attempt to get us an answer in writing.

Executive Director Williams said that staff has made all necessary submittals. As we wait for HUD to make a decision, he is concerned because of our expenditures for protection and maintenance. Chairperson Wallace said we normally get the best possible response by dealing with our Congressional representatives. She hoped Vice Chairperson Byrnes would work with them. Vice Chairperson Byrnes said that she has appointments with the Congressional representatives and will discuss Inchon Village with them.

Commissioner Ubalde asked how much we are spending each month on Inchon Village. Mr. Larry MacMillen of Program Development said we are spending $3000 per month. Mr. Williams said we have spent $60,000 to date. He said we would be reimbursed once our application has been approved. Chairperson Wallace asked if we had been contacted by the HUD staff who are here from Washington. Mr. Heynneman, the Chief of Planning, said he escorted the HUD representatives through Inchon Village yesterday and also showed them the newly rehabilitated units in Hunters Point. Mr. Heynneman added that the total budget for security and maintenance at Inchon Village is $130,000. Executive Director Williams said that we are expending this money out of the miscellaneous fund, and that the fund is now quite depleted if not overcommitted. If no decision is made on Inchon Village by HUD in the next month, the Housing Authority will not be able to continue making payments for protection and maintenance out of the miscellaneous fund.

Vice Chairperson Byrnes mentioned the article about the modernized units at Hunters Point by Allan Temko which appeared in the San Francisco Chronicle. She said it is a favorable review and she wanted to express her appreciation to staff.

Chairperson Wallace thanked Commissioner Ubalde for a good report. Regarding the Market Street renovation, she asked whether the 1971 distribution of new housing units remained the same. Mr. Heynneman responded that the plan is completely new.

Commissioner Ubalde moved that the Commission accept the report of the Site and Design Committee. Vice Chairperson Byrnes seconded. Unanimously carried.

9. NEW BUSINESS:

AWARD OF CONTRACT A FOR HUNTERS VIEW REHABILITATION

Chairperson Wallace introduced the first resolution.

RESOLUTION NO. 2229
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 48 DWELLING UNITS CONTRACT A
HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3)
TARGET PROJECTS PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 48 DWELLING UNITS CONTRACT A
HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3)
TARGET PROJECTS PROGRAM
* *

WHEREAS, on September 20, 21 and 22, 1978, the Authority advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, the bids were received on October 31, 1978 and November 2, 1978; and

WHEREAS, upon review of the bids, the Commission of the San Francisco Housing Authority rejected all bids for various good reasons, by Resolution Nos. 2206 and 2207, and instructed staff to make any necessary revisions and re-advertise for bids; and

WHEREAS, on January 4, 5 and 8, 1979, the Authority re-advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, on February 6, 1979, the following bids were received for the rehabilitation work in Contract Area A, publicly opened and read aloud:

1.	S. J. Amoroso/Verrett Constr. Co., Inc. A JV	$ 1,303,600
2.	Carlin Company	$ 1,372,920
3.	DeNarde Construction	$ 1,475,984

WHEREAS, the Authority has reviewed the bids and has determined that they are responsive and the low bid is within the estimated budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for rehabilitation of 48 dwelling units be awarded to S. J. Amoroso Constr. Co., Inc. and Verrett Constr. Co., A JV in the amount of $1,303,600.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Executive Director Williams said that this is the first of three resolutions pertaining to Hunters View rehabilitation. This first resolution awards a contract for 48 units at CAL 1-18(3). Three bids were received. The low bidder is a joint venture by the firms of Amoroso and Verrett and the low bid received is $1,303,600. He asked staff to tell the Commission about the bidding. Mr. MacMillen said the amount is approximately $27,000 per unit for all of the bids. He said staff viewed the bids favorably and mentioned that Amoroso/Verrett just finished the 31 units in CAL 1-17A Lower West.

Vice Chairperson Byrnes asked what the per unit cost was at the 31 units. Mr. MacMillen said it was $42,000. Vice Chairperson Byrnes asked why the difference existed between the costs for the 48 units as opposed to the 31. Mr. MacMillen said less work was necessary but that the finished product will be very similar. He added that the units in Hunters View did not lend themselves to the addition of bay windows. It did not work out with the floor plans and existing elevations. Economics played a part also. Mr. MacMillen also said that these units had been put out to bid in November but those bids had to be rejected. He said the first were an accurate reflection of today's construction costs so it was decided to use all the TPP funds in Hunters View in order to complete the entire project. The bid packages were divided geographically to make them attractive to the contractor. He said the bids were very competitive. Ms. Ransom, the President of the Public Housing Tenants Association, asked if tenants were present at the bid openings and Mr. MacMillen said they were. Ms. Ransom asked for their names. She wondered if the contractors were told that we wanted tenants trained. Mr. MacMillen again responded yes. Ms. Ransom said we don't really have tenant participation. Mr. MacMillen said there are new provisions in the contracts for tenant participation for both residents and local businesses. Ms. Ransom said that at least 25% of the jobs should be for tenants. They are assembling a job bank at PHTA. Chairperson Wallace asked staff to provide Ms. Ransom with the names of the tenants present at the bid opening and in the future to inform PHTA of all bid openings.

Vice Chairperson Byrnes moved for approval of this resolution with a second from Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C Ubalde, Jr.
Booker T. Anderson

NAYES: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

AWARD OF CONTRACT B FOR HUNTERS VIEW REHABILITATION

Chairperson Wallace introduced the second resolution.

RESOLUTION NO. 2230
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 99 DWELLING UNITS CONTRACT B
HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3)
TARGET PROJECTS PROGRAM
* *

RESOLUTION NO.

* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 99 DWELLING UNITS CONTRACT B
HUNTERS VIEW PUBLIC HOUSING PROJECT CAL 1-18(3)
TARGET PROJECTS PROGRAM

* *

WHEREAS, on September 20, 21 and 22, 1978, the Authority advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, the bids were received on October 31, 1978 and November 2, 1978; and

WHEREAS, upon review of the bids, the Commission of the San Francisco Housing Authority rejected all bids for various good reasons, by Resolution Nos. 2206 and 2207, and instructed staff to make any necessary revisions and re-advertise for bids; and

WHEREAS, on January 4, 5 and 8, 1979, the Authority re-advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, on February 7, 1979, the following bids were received for the rehabilitation work in Contract Area B, publicly opened and read aloud:

1.	DeNarde Construction	$ 2,647,304
2.	S. J. Amoroso/Verrett Constr. Co. A JV	2,667,000

WHEREAS, the Authority has reviewed the bids and has determined that they are responsive and the low bid is within the estimated budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. A contract for rehabilitation of 99 dwelling units be awarded to DeNarde Construction in the amount of $2,647,304.

II. This action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. This action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. The Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said that two bids have been received from DeNarde Construction and Amoroso/Verrett, J.V. DeNarde was the low bidder. Mr. MacMillen pointed out the contract areas on a map of Hunters Point. He said the construction in Area B would take place in two phases because there are still residents living there.

Vice Chairperson Byrnes moved for approval of this resolution with a second by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

AWARD OF CONTRACT C FOR HUNTERS VIEW REHABILITATION

Chairperson Wallace introduced the third resolution.

RESOLUTION NO. 2231
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 99 DWELLING UNITS CONTRACT C
HUNTERS VIEW PUBLIC HOUSING PROJECT, CAL 1-18(3)
TARGET PROJECTS PROGRAM
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR REHABILITATION OF 99 DWELLING UNITS CONTRACT C
HUNTERS VIEW PUBLIC HOUSING PROJECT, CAL 1-18(3)
TARGET PROJECTS PROGRAM
* *

WHEREAS, on September 20, 21 and 22, 1978, the Authority advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, the bids were received on October 31, 1978 and November 2, 1978; and

WHEREAS, upon review of the bids, the Commission of the San Francisco Housing Authority rejected all bids for various good reasons, by Resolution Nos. 2206 and 2207, and instructed staff to make any necessary revisions and re-advertise for bids; and

WHEREAS, on January 4, 5 and 8, 1979, the Authority re-advertised for bids for the rehabilitation of the dwelling units in Hunters View Public Housing Project, CAL 1-18(3); and

WHEREAS, on February 8, 1979, the following bids were received for the rehabilitation work in Contract Area C, publicly opened and read aloud:

1.	S. J. Amoroso/Verrett, J.V.	$2,729,200
2.	De Narde Construction	$2,759,113

and;

WHEREAS, the Authority has reviewed the bids and has determined that they are responsive and the low bid is within the estimated budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for rehabilitation of 99 dwelling units be awarded to S. J. Amoroso Construction Company and Verrett Construction Company, a joint venture in the amount of $2,729,200.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said there were two bidders. The low bidder was Amoroso/ Verrett, J.V. Chairperson Wallace asked about the multipurpose centers. Mr. Heynneman said that one has been eliminated because of cost constraints. Chairperson Wallace asked if we are still trying to acquire the Hunters Point II School. Mr. Heynneman said it is on the back burner but not forgotten. We do not have the funds to acquire it right now. He also mentioned that a shopping center had been planned but has not been pursued because of lack of funds. We may be able to seek UDAG funds for this center. Chairperson Wallace said she was concerned because one center is insufficient for all the seniors and children in the area. Mr. Heynneman was asked who the architects were. He said the Frank Clark firm was the architect for Harbor Slope and the firm of Eden and Eden for Hunters View.

Vice Chairperson Byrnes moved for approval of this resolution with a second by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

URBAN INITIATIVES PROGRAM

Chairperson Wallace introduced the fourth resolution.

RESOLUTION NO. 2232
* * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND SUPPORT FOR THE URBAN INITIATIVES PROGRAM AS PROPOSED FOR FUNDING BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND SUPPORT FOR THE URBAN INITIATIVE PROGRAM AS PROPOSED FOR FUNDING BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, on August 17, 1978, the Commission of the San Francisco Housing Authority adopted Resolution No. 2179, a "Resolution approving an application to the Department of Housing and Urban Development for funding under the Public Housing Urban Initiatives Program for the Targeted Rehabilitation and Management Assistance Component"; and

WHEREAS, the Department of Housing and Urban Development informed this Authority that a nine million dollar allocation has been set aside for this Authority; and

WHEREAS, this allocation represents a substantial reduction in funds, over the originally submitted application,

WHEREAS, the Authority, in conjunction with representatives of the Department of Housing and Urban Development has reviewed the originally submitted Urban Initiative application in relation to the overall objectives of the Target Projects Program on the Hunters Point hill; and

WHEREAS, in subsequent joint review the work program was revised to more adequately achieve the Targeted Projects Program objectives; and

WHEREAS, in the planning and programming and implementation of the Urban Initiatives Program, the Authority shall comply with all reasonable policies, procedures and requirements prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding; and

WHEREAS, the amount of modernization funds requested, represent this Authority's estimate of the cost of the modernization program described in the final application; and

WHEREAS, this Authority will comply with civil rights statutes executive orders and regulations as applicable;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY:

1. That the San Francisco Housing Authority Commission formally requests approval of the Urban Initiatives Program application from the Department of Housing and Urban Development.

BE IT FURTHER RESOLVED:

That all other conditions and policies set forth in Resolution No. 2179 shall remain in full force and effect; and

BE IT FINALLY RESOLVED:

That this Resolution revises Resolution No. 2179 to the extent enumerated above and that should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Executive Director Williams said that this resolution put the Authority on record in support of participation in the Urban Initiatives program and our willingness to adhere to all HUD regulations.

Commissioner Ubalde moved for approval of this resolution with a second by Vice Chairperson Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

TARGET PROJECTS PROGRAM

Chairperson Wallace introduced the fifth resolution.

RESOLUTION NO. 2233
* * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE THIRD REVISION OF THE TARGET PROJECTS PROGRAM MODERNIZATION APPLICATION PHASE VI AND VII AS PROPOSED FOR FUNDING BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

RESOLUTION NO.
* * * * * * * * * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE THIRD REVISION OF THE TARGET PROJECTS PROGRAM MODERNIZATION APPLICATION PHASE VI AND VII AS PROPOSED FOR FUNDING BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, on July 21, 1977, the Commission of the San Francisco Housing Authority adopted Resolution No. 2090 approving and supporting a revised application for funding the Target Projects Modernization Program, Phases VI and VII.

WHEREAS, this Authority publicly bid the modernization, under the Target Projects Program, for Hunters View CAL 1-18(3).

WHEREAS, these public bids exceeded the earlier approved budgets, therefore this Authority rejected the bids.

WHEREAS, this Authority, in conjunction with representatives of the Department of Housing and Urban Development has reviewed the Target Projects Program budgets, Phase VI and VII.

WHEREAS, it was concluded, that based upon the bids received, the existing Target Projects Program budgets had to be revised and have to be supplemented by the Urban Initiatives Program funds allocated to this Authority.

WHEREAS, it was also concluded that the modernization of the 2-story buildings in Hunters View, CAL 1-18(3) would be funded with Target Project Program funds, while Harbor Slope (CAL 1-9) would be modernized with the remaining Target Projects Program funds, supplemented with Urban Initiative Program funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That, the San Francisco, Housing Authority Commission formally request approval of this third revision of the application from the Department of Housing and Urban Development.

BE IT FURTHER RESOLVED:

That all other conditions and policies set forth in Resolution No. 2090, shall remain in full force and effects; and

BE IT FINALLY RESOLVED:

That this Resolution revises Resolution No. 2090 to the extent enumerated above and that should any conflict arise between this Resolution and other Resolutions of this Authority hertofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Mr. Williams said that this resolution affirms approval of the program and revised the Phase VI and VII modernization budget.

Commissioner Anderson moved for approval of the resolution with a second by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

Chairperson Wallace asked in terms of the units still occupied in Hunters Point what the time frame for relocating the residents was. Mr. Williams said we have a very serious problem locating one particular family and have involved other agencies. We may not be able to amicably resolve this situation. Chairperson Wallace said she was also concerned about only one or two families left in a particular building. Could we concentrate the remaining occupants? Mr. Williams asked to be furnished with the names and he would look into it. Chairperson Wallace asked for the names of all those who need to be relocated in Hunters View at the next meeting. Mr. Williams said these would be supplied.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:48 a.m.

Carl L. Williams
Secretary/Executive Director

APR 9 1979

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, March 22, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, March 22, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:05 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

EXCUSED: James San Fong, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson delcared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

Emily Turner, North Beach
Laura Swartz, Esq., North Beach
George Lee, Ping Yuen
Agnes L. Lee, Chinatown Neighborhood Improvement Resource Center
Judith Alexandre, League of Women Voters
Gertrude E. Williams, PHTA
Attie Bell McCoy, PHTA
Christine Neal, PHTA
Phoebe Williams

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for adoption of the agenda as presented. Commissioner Anderson seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Anderson made a motion to adopt the minutes of March 8, 1979; seconded by Commissioner Ubalde. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

None

7. REPORT OF COUNSEL:

Counsel Johnson stated that prior to the next Commission meeting, she would forward to the Commission a litigation report that she is preparing and that the Commission may enter into an Executive Session at the time of the next meeting to discuss this report.

8. UNFINISHED BUSINESS:

Site and Design Committee

Commissioner Ubalde said that the Committee met on March 15th and Commissioners received copies of the minutes of that meeting. Commissioner Ubalde said it had been a very helpful meeting, serving to update the Committee. On March 28, 1979, a large follow-up meeting will be held with the North Beach residents and representatives of the San Francisco Police Department. This meeting will serve as an update on all events in North Beach. At the meeting of the 15th, the Committee received a progress report on development activities at North Beach and Commissioner Ubalde said he is satisfied with the work of staff to solve the problems at North Beach. The Committee also received a report on other Program Development activities. Commissioner Ubalde moved to accept the report and Vice Chairperson Byrnes seconded. Commissioner Anderson raised the question of surveying housing possibilities in the George Moscone Convention Area. Executive Director Williams said the Board of Supervisors passed a resolution for a study of the revitalization possibilities in the 5th and Market area. A hearing on the matter was postponed. The Housing Authority wishes to participate in the revitalization study and has sent a letter to that effect to the Board of Supervisors. Vice Chairperson Byrnes asked which Supervisors were on the Housing Committee. Mr. Williams said the members were Supervisors Pelosi, Lau and Horanzy with Supervisor Pelosi as Chair. Chairperson Wallace said that Commissioner Ubalde's report is accepted and will be entered in the minutes.

Rehousing in the TPP Area

Executive Director Williams said that the Commissioners have before them a report he received from the TPP Rehousing Supervisor. He asked the Supervisor, James Williams, to make an oral and visual presentation. Mr. James Williams then reported on rehousing at Hunters View. He said there are four construction areas. Areas A and B are those areas where bids for rehabilitation work has already been awarded and construction is expected to start in May. He said Area A was scheduled to be vacated by March 1, and is now vacant. Phase I of Area B is also totally vacant. In Phase II of Area B there are 15 families ramaining. Five of those families have been assigned to units in other developments. Mr. Williams said that it is safe to say that by construction time, rehousing in this area will be complete.

In Area C, James Williams said there are 33 occupied units. The area is scheduled to be vacated by November 1, 1979. Ninety day notices will be delivered by September. Counseling of residents is going on now and many are currently being assisted in locating housing. Mr. Williams added that the families remaining in Area B Phase II need 3, 4 and 5 bedroom units. Replying to a question from Vice Chairperson Byrnes, Mr. Williams said families are being relocated in vacancies throughout the city, depending on their preference. Vice Chairperson Byrnes asked if any TPP residents are being placed in Section 8 housing. Mr. Williams said yes and that he is working very closely with the leased housing department. A list of names has been provided to whom certificates will be issued. They are usually larger size families.

Mr. James Williams said there was a total of 50 occupied units in Hunters View of which 13 are on reservation for units in public housing citywide. Forty-six need rehousing according to the following breakdown:

1 bedroom - 3
2 bedroom - 7
3 bedroom - 12
4 bedroom - 18
5 bedroom - 6

Commissioner Ubalde asked to be informed of the special problems encountered in finding rehousing for TPP residents. James Williams said a report will be prepared. Chairperson Wallace said that she is concerned about the security for those residents where one family remains in an entire building. Mr. Williams said that when only one family remains in a building, their referral will be flagged and maintenance will be asked to give high priority to readying their new unit. Also, the Housing Authority Police are alerted and are asked to check on that family during their rounds.

Chairperson Wallace asked in terms of cost what we were doing about the regular maintenance crew that cleans the grounds when a section of units are vacated. Where are the men shifted to? Mr. Carl Williams said that the crew is shifted to other areas, for example to the area of the newly rehabilitated units. Chairperson Wallace also asked if we get a reduction from the scavenger companies when theunits are vacated. The Executive Director said he would check into that because our bills are very high.

Vice Chairperson Byrnes referenced the 36 families in Hunters View who need 3, 4 and 5 bedroom apartments and the 24 families needing 4 and 5 bedroom units. She asked if these sizes are available and asked whether this could be a roadblock. Mr. James Williams said that it could be a roadblock further down the road. He said that we have received funds from HUD to convert units in Potrero Annex to larger bedroom sizes. Mr. Heymeman, Chief of Planning, said that working drawings were now being completed and it was hoped that work could be expedited in order to complement the rehousing schedule. James Williams added that in the area where construction would begin soon, three families need 5 bedroom units. He hopes to accommodate them at Potrero Annex.

Responding to Commissioner Ubalde's earlier inquiry, James Williams said the major rehousing problem involves the length of time taken to have a unit allocated to rehousing by Rentals and prepared for reoccupancy by maintenance. The repair time must be shortened. Mr. Williams further said that during the early stages of the TPP program, there was an unwritten policy of offering residents being relocated 3 unit choices in their area of perference. Commissioner Ubalde asked if there was a maximum turndown and James Williams said yes, three. Mr. Williams said that he is going to recommend a policy change to alleviate the delay caused by the present policy of allowing three turndowns. He will recommend the offer of one unit to a family within its area of preference. This policy is now being drafted. Chairperson Wallace asked if this were just for the TPP area. James Williams said yes and said that this recommendation is being made because we are nearing construction deadlines for the entire TPP area. Chairperson Wallace said that it would be unfair to change the policy now because other families already rehoused had more choice. Commissioner Ubalde suggested that our new policy be as humane as possible.

Vice Chairperson Byrnes asked James Williams what has been the general attitude of the families in the TPP area toward the rehousing. Mr. Williams said the families had been quite cooperative. He said at the beginning of the program there had been fear and rumors. He said that now about 95% of the residents were receptive to the TPP program and are pleased with the rehabilitation work done to date.

Commissioner Ubalde expressed concern regarding the general housing market in San Francisco. He knows it is very tight because he is aware of a one parent family with one child unable to find affordable housing. He asked if this was a problem for the rehousing staff and whether the solution was renovation of our own units. He added that housing costs are very high in San Francisco and that speculators are very active. James Williams answered that families in the TPP area are very aware of the tight housing situation. He said his staff had been fairly successful in assisting tenants in finding other subsidized units such as 236 housing in the Bay Area but that 95% of the TPP residents want to continue living in public housing. He said that 90% of those who have been moved have remained in San Francisco public housing and that they usually want to return to the Hunters Point area. Carl Williams added that it appears that our rehousing efforts for certain categories of households relies exclusively on the public housing stock. As a consequence the private market constraints are not a significant inhibiting factor. Commissioner Anderson remarked in that case that the rehousing had been a "monumental accomplishment". He said we do not have an adequate national housing program which has been compounded because the present administration is cutting back what was already inadequate.

James Williams said that initially a private consulting firm had said that outside sources would be needed for rehousing and that acquisition of Inchon Village for rehousing purposes was a necessity. He said that he no longer feels that is true because we have been successful so far. Chairperson Wallace said she was concerned because we have a waiting list of close to 8000 families and that she was also concerned about the length of time it takes maintenance to prepare vacancies. Commissioner Ubalde asked if those being rehoused had a higher priority than those on the waiting list and Chairperson Wallace responded in the affirmative

Vice Chairperson Byrnes said that the staff deserves commendation for the way they have handled the rehousing with a minimum number of problems. Commissioner Anderson thanked James Williams for his presentation. Mr. Williams mentioned the fine work of his staff and introduced a staff member present, Ms. Minerva Dozier.

Report of the 48th Annual Meeting of the National Housing Conference

Vice Chairperson Byrnes gave a report on her recent trip to Washington, D.C. to attend the 48th Annual Meeting of the National Housing Conference. She said the meeting was called "Housing in Crisis" and she said it was an apt title with public housing in a double bind. She said that in 1978, the cost of homes increased 13.5% and so far in 1979 increases have averaged 12-14%. On the West Coast, she said the median price for a home is $50,000. Prices increased 17% last year and 20% the year before. In five of six years the median price could be $122,000 if inflation continues.

Vice Chairperson Byrnes said that all she heard was gloom and doom from various speakers and legislators. The emphasis is on cost-cutting and efficient management of public housing. She said that Senator Williams, Congressman Ashley, Stuart Eizenstat of the President's Office, and HUD Secretary Harris all give the same message. A budget of $26.5 million is being considered which could only provide 260,000 units, not the 300,000 originally contemplated. She said the Brooke Amendment which says that rent be no more than 25% of income is also being reconsidered. The goal is to reduce the federal commitment for housing. Vice Chairperson Byrnes was informed by Senator Cranston that the Senate Budget Committee had approved a budget of $34.5 million which would provide for 320,000 units of all types but which did not include the public housing operating subsidy or the subsidy for troubled 236 projects. However, various Congressman told her that these figures would be cut in the House which would not be as generous as the Senate. Vice Chairperson Byrnes said the Proposition 13 feeling is everywhere and that this was the most dreary feeling she had received in any trip she had taken.

Vice Chairperson Byrnes said she also met with Pat Hampton of the HUD Central Office regarding Urban Initiatives. She said she was told there had been a lack of communication due to verbal rather than written instructions. The Executive Director said that Phase I had been approved and that we will forwarding more information to Washington today. Vice Chairperson Byrnes said that Ms. Hampton wanted more specific dollar amounts and time frames for consultant services. Ms. Hampton said HUD is concerned that the Housing Authority may be overcommitting itself because HUD no longer has "cost beyond control" funds. Ms. Hampton told Vice Chairperson Byrnes that HUD will be watching us very closely.

Chairperson Wallace asked if we had ahd any word on Inchon Village. Mr. Williams said we have not received any word.

Chairperson Wallace cited the fact that 300 units of redevelopment housing are being held up in Hunters Point and the Housing Authority is being blamed. The Executive Director said this housing is still being held up by HUD. It is anticipated that people will have to be sent back to Washington, D.C. to meet with Secretary Harris on this matter. The problem is not just concern with the progress of public housing modernization. Secretary Harris is concerned about impaction. She is reluctant to add 300 more units of subsidized housing in Hunters Point as that would further racial and economic isolation.

Chairperson Wallace asked the Executive Director if there had been word from HUD on the Housing Authority budget. Mr. Williams said that our operating budget has been approved and that the Commission has been sent correspondence about this.

9. NEW BUSINESS

SECTION 23 OPERATING BUDGET

Chairperson Wallace introduced the first resolution.

RESOLUTION NO. 2234
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING SECTION 23 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

RESOLUTION NO.
* * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING SECTION 23 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

WHEREAS, there is attached hereto and marked Exhibit A the budget in summary form for leased housing project operations under Contract SF-268 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1978 will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24CFR860.403(f), of all such families.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Executive Director Williams said that the staff has discussed this budget with the Finance Committee. The budget must be submitted to HUD by March 30, 1979. Vice Chairperson Byrnes asked how many Section 8 units we had. The Controller, George Millburn, said there were 830 Section 8 units allocated to the Authority. After a question by Vice Chairperson Byrnes, the Executive Director explained that there were separate budgets for Section 8 and Section 23.

Commissioner Anderson moved for approval of the resolution with a second by Bice Chairperson Byrnes. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson
NAYS:	None
EXCUSED:	James San Fong
ABSENT:	George Patton Colbert

RESOLUTION AMENDING RESOLUTION NO. 2232

Chairperson Wallace introduced the second resolution.

RESOLUTION NO. 2235
* * * * * * * * * * *

AMENDING RESOLUTION NO. 2232 PER REQUEST
BY U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
* *

RESOLUTION NO. 2235
* * * * * * * * * *

RESOLUTION AMENDING RESOLUTION 2232 - AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND SUPPORT FOR THE URBAN INITIATIVES PROGRAM AS PROPOSED FOR FUNDING BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

WHEREAS, on August 17, 1978, the Commission of the San Francisco Housing Authority adopted Resolution No. 2179, a "Resolution approving an application to the Department of Housing and Urban Development for funding under the Public Housing Urban Initiatives Program for the Targeted Rehabilitation and Management Assistance Component"; and

WHEREAS, the Department of Housing and Urban Development informed this Authority that a nine million dollar allocation has been set aside for this Authority; and

WHEREAS, this allocation represents a substantial reduction in funds, over the originally submitted application; and

WHEREAS, the Authority, in conunction with representatives of the Department of Housing and Urban Development has reviewed the originally submitted Urban Initiatives application in relation to the overall objectives of the Target Projects Program on the Hunters Point hill; and

WHEREAS, in subsequent joint review the work program was revised to more adequately achieve the Targeted Projects Program objectives; and

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures, and requirements, prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding; and

WHEREAS, the amount of modernization funds requested represent this Authority's estimate of the cost of the modernization program described in the final application; and

WHEREAS, this Authority will comply with civil rights statutes, executive orders and regulations as applicable; and

WHEREAS, the San Francisco Housing Authority has complied with HUD regulations and requirements under the Floor Disaster Protection Act of 1973 or such regulations and requirements are not applicable.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY THAT:

1. The San Francisco Housing Authority Commission formally requests approval of the Urban Initiatives Program application from the Department of Housing and Urban Development.

BE IT FURTHER RESOLVED:

2. That all other conditions and policies set forth in Resolution No. 2179 shall remain in full force and effect; and

BE IT FINALLY RESOLVED:

3. That this Resolution revises Resolution No. 2179 and amends Resolution No. 2232 to the extent enumerated above and that should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Chairperson Wallace said this resolution added a further "WHEREAS" required by HUD.

Commissioner Ubalde moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Cleo F. Wallace, Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson
NAYS:	None
EXCUSED:	James San Fong
ABSENT:	George Patton Colbert

DESIGNATION OF CENTRAL OFFICE OF HOUSING AUTHORITY

Chairperson Wallace introduced the third resolution.

RESOLUTION NO. 2236
* * * * * * * * * *

RESOLUTION REMOVING DESIGNATION OF
1815 EGBERT STREET AS THE CENTRAL OFFICE
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION REMOVING DESIGNATION OF
1815 EGBERT STREET AS THE CENTRAL OFFICE
OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

WHEREAS, on April 13, 1978, the Commission passed a resolution which included the designation of the facility at 1815 Egbert Street as the central office of the San Francisco Housing Authority; and

WHEREAS, the relocation of Authority administrative offices, rentals interviewers, rent collections and leased housing department to Egbert Street would create a hardship on residents and applicants, particularly the handicapped and elderly, who need to meet with Authority personnel and

WHEREAS, 1815 Egbert Street is a considerable distance from any site offices, HUD offices and city offices; and

WHEREAS, it is the aim of the Authority to provide easy access to its Commission meetings and to its staff.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The designation of 1815 Egberg Street as the central office of the Housing Authority be rescinded and that designation be restored to the office at 440 Turk Street.

2. That the Executive Director be authorized to pursue arrangements for the leasing of the third floor of the Egbert Street facility.

3. This resolution take effect immediately.

Commissioner Ubalde moved for approval of the resolution with a second by Vice Chairperson Byrnes.

Chairperson Wallace turned the gavel over to Vice Chairperson Byrnes and asked a question regarding the inconvenience to the handicapped and elderly. She said there is wheelchair access at Egbert Street. She also asked where the Commission Room would be. Executive Director Williams said the Housing Authority would maintain a rentals staff at Turk Street to take applications. He said that we may have to make modifications to this building to fully accommodate the handicapped. With respect to the Commission Room, Mr. Williams said it would continue to be at 440 Turk Street but that some modifications are contemplated. For particularly large meetings, we may have to make preparations to hold the meetings elsewhere. Chairperson Wallace asked if the annex will be utilized. Mr. Williams said it would. He said some of the senior citizens social services staff would be housed there. Chairperson Wallace then asked what would happen to the third floor at Egbert Street. Mr. Williams said we are planning on leasing it out, hopefully to an agency which can supply services to the Authority. Any lease arrangements would be brought before the Commission. Chairperson Wallace then asked if the shuttle between 440 Turk Street and Egbert Street would continue. Mr. Williams said that we will continue the shuttle but that in the long run, we will save money by keeping staff at Turk Street.

Chairperson Wallace asked if there would be further renovation at 1815 Egbert Street. Mr. Williams said we would make certain renovations to the first and second floor to better accommodate the present staff. Commissioner Ubalde asked about the hearing and cooling system at Egbert. He said that on his last visit, he waw many staff wearing coats. Mr. Williams said we have requested of HUD and they have approved the expenditure of funds on the heating and cooling system. He said he would provide a more complete status report at the next Commission meeting. Vice Chairperson Byrnes asked if there would be funding to fix up the Turk Street offices. Mr. Williams said yes and that we hoped to undertake repairs which would include interior and exterior painting.

The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson
NAYS:	None
EXCUSED:	James San Fong
ABSENT:	George Patton Colbert

Mrs. Turner, a resident of the North Beach development arose and asked permission to speak. She asked about the window grilles for North Beach. Work was supposed to start on March 15, 1979. She has now learned that less than half the windows will be barred. She wants improvements made as quickly as possible as the situation is bad out there. Commissioner Ubalde said that that was addressed on the second page of his report. Funds in the amount of $35,000 is needed to complete the window grilles and staff will try to find a source for that funding. The manufacturing design is now being reviewed by HUD. The grilles will be installed by the end of May. Mr. Heymeman, Chief of Planning, said that we are somewhat behind schedule because the residents wanted more openable grilles. The bids will come in April 5, 1979. Commissioner Ubalde said he would like more broadly representative meetins with the residents and he hoped that the March 28th meeting would have a broader representatior so that Commissioners can fully ascertain resident desires. Chairperson Wallace said the residents could receive flyers announcing the meeting.

Mr. George Lee of Ping Yuen arose to speak. He asked when the completion of the elevators at Ping Yuen would occur and asked if the Executive Director had received a report. Mr. Williams said he had not but would check int the matter. Chairperson Wallace asked for a report at the next Commission meeting.

Laura Swartz, attorney for the North Beach residents, asked to speak. She said the tenants want the window grilles, but are concerned about the four month delay. She would like the Commission to expedite this process. She asked if the March 28th meeting could be held at North Beach. Commissioner Ubalde said he would check into it and that it is possible.

10. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 11:30 a.m.

Carl L. Williams
Secretary/Executive Director

MAY 8 1979

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 12, 1979 Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, April 12, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:08 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

EXCUSED: James San Fong, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the folllwing visitors:

Jill Nelson, North Beach Tenants Association
Louise Yee, Ping Yuen
Emily Turner, North Beach
James Hawkins
Kathi Louie, COMO-Holly Courts
Bob Reece, San Francisco Redevelopment Agency
James A. Blaine, PHTA
George Lee, Ping Yuen
M. Susan Hughes, San Francisco Area Office, HUD
Rosa Lee Urquhart
Raymond Hackett, Citywide Council
Ursula Anderson, Citywide Council
Rebecca Purnell, PHTA
Marvin Deefield, PHTA
Attie Bell McCoy, PHTA
Christine Neal, PHTA
Lillie Ransom, President, PHTA
Phoebe, Williams
Veronica Mayette
Harold Brooks, Bayview-Hunters Point Housing Committee

3. APPROVAL OF AGENDA:

Commissioner Ubalde asked that the agenda reflect the addition of the report of the Site and Design Committee and moved for adoption as amended. Vice Chairperson seconded. Unanimously carried. Chairperson Wallace said the report of the Site and Design Committee would be included under Unfinished Business.

4. APPROVAL OF MINUTES:

Vice Chairperson Byrnes made a motion to adopt the minutes of March 22, 1979; seconded by Commissioner Ubalde. Unanimously adopted.

6. GENERAL COMMUNICATIONS:

None

7. REPORT OF SECRETARY:

Executive Director Williams said that the Housing Authority has received the approval of HUD of three contracts for modernization work at Hunters View, previously approved by the Commission. Staff is now meeting with the contractors to go over the final documents. Work will begin in the next three weeks and we can now move ahead with a minimum of delay. Mr. Williams said he would send the Commissioners a copy of the HUD letter.

7. REPORT OF COUNSEL:

Counsel Johnson said that the litigation report she promised the Commission at the last meeting is quite lengthy. Typing is being completed now and it will be ready this afternoon and will be forwarded to the Commission.

8. UNFINISHED BUSINESS:

SITE AND DESIGN COMMITTEE

Commissioner Ubalde, Chairperson of the Site and Design Committee, said that the Committee had met on April 4, 1979, at the North Beach development. The minutes have been distributed to the Commission. The meeting was an update of a meeting held in January. The April 4th meeting was very productive. Security by the police district has been working and has helped deter crime in the neighborhood. Commissioner Ubalde said that several police officers were present at the meeting to answer residents' questions. The meeting also dealt with improvements at North Beach. Staff present reported on progress. Thirty thousand dollars is needed to complete the window grill work. Commissioner Ubalde said that we are doing our best to find other sources of funding to complete the work. The lighting has been installed and one of the residents told him that it was helpful in deterring crime. Structural changes were also discussed at the meeting. The residents commended Commander Dangerfield for his work. Commissioner Ubalde said he felt that these regular meetings with the residents have been helpful.

Vice Chairperson Byrnes raised the question of playground equipment being located on a concerte slab. She asked if we were going to use sand to make a better surface. Commissioner Ubalde said he had asked staff to study the matter further as the slab is dangerous and the site of the play equipment is only six feet from dwelling units. That would disturb residents living there. He also asked staff to study the location.

Vice Chairperson Byrnes moved for acceptance of the report. Commissioner Anderson seconded. Unanimously passed.

9. NEW BUSINESS:

TRAVEL TO NEW ORLEANS

Chairperson Wallace introduced the first reolution.

RESOLUTION NO. 2237
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO NEW ORLEANS, LOUISIANA, APRIL 6-8, 1979, TO ATTEND TO "SPECIAL WORKSHOP FOR COMMISSIONERS" PUT ON BY THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION RATIFYING TRAVEL TO NEW ORLEANS, LOUISIANA, APRIL 6-8, 1979, TO ATTEND A "SPECIAL WORKSHOP FOR COMMISSIONERS" PUT ON BY THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS
* *

WHEREAS, the National Association of Housing and Redevelopment Officials is holding "A Special Workshop for Commissioners" to serve those who are commissioners of public housing authorities, urban redevelopment agencies and community development agencies; and

WHEREAS, this workshop will be held in New Orleans, Louisiana, April 6-8, 1979; and

WHEREAS, the workshop will deal with such items as the public housing budget process, the development process for public housing, occupancy and lease and grievance procedures, tenant participation and modernization and maintenance; and

WHEREAS, it is in the interests of the low rent housing program in San Francisco that two Commissioners attend this workshop; and

WHEREAS, the Commission was polled on March 23, 1979, and indicated its approval of this travel.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Travel to New Orleans, Louisiana, April 6-8, 1979 for purposes of attending the aforementioned workshop by two Commissioners be herein ratified.

2. Travel expenses be in accord with the San Francisco Housing Authority travel policy adopted October 22, 1978.

3. This Resolution take effect immediately.

Executive Director Williams said that this resolution would ratify travel to New Orleans for attendance at a special workshop for commissioners put on the the National Association of Housing and Redevelopment Officials. He had previously provided all information to the Commission on this conference. Commissioner Anderson attended.

Commissioner Ubalde moved for approval of the resolution with a second by Vice Chairperson Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

Chairperson Wallace asked Commissioner Anderson if he would like to make a report on the workshop. Commissioner Anderson replied that he would prefer to present a detailed written report.

Chairperson Wallace asked the Executive Director if those who had signed up to speak wanted to address a certain item. Mr. Williams said the item was not indicated on the card they had filled out. Chairperson Wallace said if those who wished to speak were concerned with a specific agenda item they could raise their hand.

CONTRACT FOR EXTERIOR LIGHTING

Chairperson Wallace introduced the second resolution.

RESOLUTION NO. 2238
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR EXTERIOR LIGHTING CAL 1-5, BERNAL DWELLINGS, CAL 1-10, POTRERO ANNEX AND CAL 1-18(2), YERBA BUENA PLAZA
* *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR EXTERIOR LIGHTING
CAL 1-5, BERNAL DWELLINGS, CAL 1-10, POTRERO ANNEX AND
CAL 1-18(2), YERBA BUENA PLAZA
* *

WHEREAS, on January 29 and 30, 1979, the Authority advertised for bids for Exterior Lighting; and

WHEREAS, on February 22, 1979, the following bids were received for Exterior Lighting, publicly opened in accordance with said advertisement and read aloud:

	Base Bid 1	Base Bid 2
1. E. C. and S. Corp.	$72,288.00	$68,343.00
2. Paganini Electrical Corp.	$74,585.00	$71,720.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the exterior lighting be awarded to E. C. and S. Corporation in the amount of $72,288.00 for Base Bid No. 1.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said that this contract would be part of the expenditure of 1978 Community Development funds and would be used to increase the exterior lighting at three developments. He said the low bid was within the budget. Chairperson Wallace said she had questions regarding Potrero Annex. She asked if this was new money and whether this type of work had already been done there. Evert Heynneman, the Chief of Planning, said that the 1978 Community Development funds provide for new light fixtures. Previous work had revamped exterior light fixtures already existing which had not been functioning properly. These funds are for new lighting fixtures which the residents had requested. Chairperson Wallace said that before anything happens at Potrero, she needs more information to make sure this work is not a duplication. She wants to know what had been done before and would like to hold this resolution until the Commission is supplied with additional information.

Vice Chairperson Byrnes asked if delaying the resolution would hold up the work. Mr. Williams replied that it would hold up the award of the contract until the next meeting. He said the issue of security is one all residents are concerned about and as Commission Ubalde's report indicated, additional exterior lighting does make a positive change. He said that perhaps the Commission could approve the lighting contract for Bernal and Yerba Buena Plaza today and then answer Chairperson Wallace's concerns about Potrero Annex. Chairperson Wallace reiterated that she does not want to pass on things that have been done already. Mr. Heynneman said it was not a repetition of previous work. It has been in the planning process for a year. No work has been done on Potrero Annex except repairs to existing fixtures. He also said that this is one contract and cannot be divided.

Commissioner Anderson moved for approval of the resolution with a second by Vice Chairperson Byrnes. The vote was:

AYES: Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

ABSTENTIONS: Cleo F. Wallace

EXCUSED: James San Fong

ABSENT: George Patton Colbert

WORK PLAN FOR CITIZEN CITIZEN HOUSING

Chairperson Wallace introduced the third resolution.

RESOLUTION NO. 2239
* * * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM FOR
LOW-RENT PUBLIC HOUSING PROJECT CAL 1-39,
60 UNITS FOR SENIOR CITIZENS AT 939 AND 951 EDDY STREET
SAN FRANCISCO
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM FOR LOW-RENT PUBLIC HOUSING PROJECT CAL 1-39, 60 UNITS FOR SENIOR CITIZENS AT 939 and 951 EDDY STREET SAN FRANCISCO

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting of May 22, 1975 adopted Resolution #1981, which resolution, among other things, approved Block 744, lots 12 and 13 (respectively 939 and 951 Eddy Street) in the Redevelopment area A-2, Western Addition, San Francisco for the use of Low-Rent Public Housing for senior citizens; and

WHEREAS, the complete rehabilitation of 939 and 951 Eddy Street was found to be economically feasible;

WHEREAS, the San Francisco Housing Authority has entered into a preliminary agreement with the San Francisco Redevelopment Agency, to purchase said buildings upon the completion of its rehabilitation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a Development Program, dated March 22, 1979 substantially in the form set forth in Section 3 hereof, be and the same hereby is adopted as the Development Program of this Authority for the development of Low-Rent Housing Project CAL 1-39.

2. That the Executive Director of this Authority be and he hereby is authorized to forward said Development Program in as many counter-parts as may be required, together with certified copies of this resolution to the Department of Housing and Urban Development.

3. That the Development Program referred to in Section 1 above is in words and figures, substantially as set forth in Exhibit "A" attached hereto, incorporated herein and by reference made a part hereof.

Mr. Williams said that 60 units are being rehabilitated for the Housing Authority by the Redevelopment Agency. The units are for senior citizens. Approval of the work plan to be submitted to HUD is needed before we can proceed with acquisition. He said that Mr. Reese is here from the Redevelopment Agency to answer questions.

Mr. Reece said that the 60 units contain two bedroom units that were built around 1910 and studio apartments built in the 1920s. He said the buildings had been inspected by the Commission. They are located between Franklin and Gough on Eddy Street. The buildings are across the street from the Family Service Agency.

Ms. Lillie Ransom, President of the Public Housing Tenants Association, asked if we had considered the neighborhood to be really feasible for senior citizens. She said it was very dangerous and asked how the seniors are going to be protected. She said they have a special escort service there to take seniors to the store.

Mr. Reece said that there have not been complaints in that immediate area. He said there is a small store across the street from the buildings. Commissioner Ubalde asked if an impact study had been done which addressed security considerations. Mr. Heymeman said the security issue had been considered. The whole area is being upgraded. Around the block, a new apartment complex is being constructed and across the street, the Catholic Church is building a school. Most incidents took place two blocks north and not in the block where these buildings are located.

Vice Chairperson Byrnes said that as in most rehabilitation jobs, you never know what you are getting into. She asked if we have sufficient funds. Mr. Heymeman said there is a contingency amount. He said our budget is based on the sale price given by the Redevelopment Agency. Mr. Reece said the work is 75% complete and that the Redevelopment Agency is selling the buildings for the rehabilitation cost plus the price of the land. There is no profit.

Commissioner Ubalde moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

1979 MODERNIZATION FUNDS

Chairperson Wallace introduced the fourth resolution.

RESOLUTION NO. 2240
* * * * * * * * * * *

RESOLUTION APPROVING THE APPLICATION FOR
FISCAL YEAR 1979 MODERNIZATION FUNDS
* *

RESOLUTION NO._____
* * * * * * * * * * * * * * *

RESOLUTION APPROVING AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR $1,196,000 IN FISCAL YEAR 1979 MODERNIZATION FUNDS.

HUNTERS POINT A (EAST), CAL 1-17A (EAST:
HUNTERS POINT A (LOWER WEST), CAL 1-17A (LOWER WEST) AND
ALICE GRIFFITH, CAL 1-18(4).
* *

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1979 Modernization Funds in the amount of $1,196,000; and

WHEREAS, the Department of Housing and Urban Development has reviewed the modernization needs of the Authority, and has determined that these funds should be applied to the Public Housing Projects in the Hunters Point Area of San Francisco as a supplement to the previously allocated TPP-Modernization and Public Housing Urban Initiatives Program Funds; and

WHEREAS, in recognition that additional funds will be required to complete the rehabilitation work at Hunters Point A Lower West; and

WHEREAS, it has been determined that the three-story buildings in Alice Griffith, as they now exist, are in need of a major redesign before a chronic vacancy problem can be alleviated; and

WHEREAS, in addition to the above and in anticipation of future funding for the rehabilitation of CAL 1-17A East, it has been determined that architectural schematic design work should be accomplished as soon as possible to better define the exact amount of additional rehabilitation funds required and to shorten the time required to complete architectural work once full funding is received; and

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements, prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the amount of modernization funds requested, represent this Authority's estimate of the cost of the modernization program described in the application; and

WHEREAS, this Authority will comply with civil rights statutes, executive orders and regulations as applicable; and

WHEREAS, the San Francisco Housing Authority has complied with HUD regulations and requirements under the Flood Disaster Protection Act of 1973 or such regulations and requirements are not applicable; and

WHEREAS, upon receipt of Modernization funding for the above noted improvements the Authority will make every effort to assure full and timely implementation of the plan; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approve the Program Budget, Work Program, Organization and Staffing Plan and the Management Plan that constitutes this Modernization Application.

II. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described needed improvements to the Hunters Point A (East) project, CAL 1-17A (East) and the Hunters Point A (Lower West) project, CAL 1-17A (Lower West) and to the Alice Griffith project, CAL 1-18(4).

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this resolution become effective immediately.

The Executive Director said that Commission approval is required of the application and supporting documents for the 1979 Modernization funds allocated to the Authority by HUD. Such funds total $1,196,000. The application must be on file at HUD by April 20, 1979. Mr. Williams said staff was present to answer questions. Vice Chairperson Byrnes asked if it was the policy of HUD to supplement the Urban Initiatives money with modernization money. Mr. Williams answered that Urban Initiatives is a separate program category. To some extent, modernization and Urban Initiatives complement each other. It is not specific HUD policy to supplement Urban Initiatives money. He said this funding is a continuation of the modernization program HUD instituted some time ago.

Commissioner Anderson asked how soon work could begin. Mr. Williams said formal action would be needed from HUD. The Area Office must process and approve the application. Commissioner Anderson said that at the New Orleans workshop he attended, this type of question was raised. Delays in approval result in inflation factors of 1% a month and that interferes with the budget. Chairperson Wallace asked if the amount of money was sufficient for the three areas contemplated or will more money from HUD be needed. Mr. Heynneman said the budgets are based on recent bids and are updated monthly for inflation. Staff feels there are sufficient funds to do the work contemplated and work should begin in October.

Vice Chairperson Byrnes moved for approval of the resolution with a second by both Commissioners Anderson and Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

WINDOW GRILLES FOR NORTH BEACH

Chairperson Wallace introduced the fifth resolution.

RESOLUTION NO. 2241
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR FABRICATION OF WINDOW GRILLES - CAL 1-11, NORTH BEACH
* *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR FABRICATION OF WINDOW GRILLES-CAL 1-11, NORTH BEACH
* *

WHEREAS, on March 16, 1979, the Authority advertised for bids for Fabrication of Metal Window Grilles; and

WHEREAS, on April 5, 1979, the following bids were received for the work, publicly opened in accordance with said advertisement and read aloud:

1.	Walnut Creek Sheet Metal	$ 28,685.00
2.	Crown Iron Works	30,762.00
3.	Bonelli Enterprises	34,646.20
4.	Nueva Castilla Company	40,401.00
5.	Security Service	45,294.80
6.	AAA Steeple Jack Company	49,878.92
7.	Wynn Manufacturing Company	54,103.00
8.	Silverstre & Sons Iron Works	63,010.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the fabrication and delivery of metal window grilles be awarded to Walnut Creek Sheet Metal Company in the amount of $28,685.00 plus sales tax.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That the Secretary-Executive Director is authorized and directed to excute a contract with the above named Contractor on behalf of this Authority.

The Executive Director explained that this was a resolution awarding the contract for window grilles at North Beach. Eight bids were received and the low bid is acceptable.

Commissioner Ubalde moved for approval of the resolution with a second by Vice Chairperson Byrnes. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

TRAVEL TO WASHINGTON, D.C.

Chairperson Wallace introduced the sixth resolution.

RESOLUTION NO. 2242
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C. APRIL 23-APRIL 27, 1979 TO ATTEND A SERIES OF MEETINGS WITH OFFICIALS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
APRIL 23-APRIL 27, 1979 TO ATTEND A SERIES OF MEETINGS WITH
OFFICIALS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* *

WHEREAS, a presentation is to be made to Secretary Harris and Assistant Secretary Simons of the Department of Housing and Urban Development on housing-related issues in Hunters Point the week of April 23-April 27, 1979, by Mayor Dianne Feinstein; and

WHEREAS, the Executive Director has been invited to participate in this participation as it will involve public housing rehabilitation in Hunters Point; and

WHEREAS, the Executive Director is scheduled to meet with Pat Hampton of the HUD Central Office to discuss the Housing Authority's Urban Initiatives Program on April 26, 1979; and

WHEREAS, it is in the interests of the low-rent housing program in San Francisco that the Executive Director and another staff member be authorized to travel to Washington, D.C. to attend these meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director and another staff member of his selection be authorized to travel to Washington, D.C., April 23-April 27, 1979.

2. Travel expenses be in accord with the Authority's travel policy adopted October 22, 1978.

3. This resolution take effect immediately.

Mr. Williams said the resolution authorizes two staff people to go to Washington, D.C. as part of a city effort to gain approval for 300 units of housing in Hunters Point delayed for five years. The Redevelopment Agency is the lead agency in this effort by the Housing Authority is also actively involved and has been asked to participate in the briefing for Secretary Harris and Assistant Secretary Simons. The matter has been pursued vigorously with HUD for five years and this is a last effort. Commissioner Ubalde asked if the Executive Director could also work on modernization funding and the Arthur Andersen contract while he was in Washington. He said there are critical decisions Washington has to make. Mr. Williams replied that he intended to. He has set up an appointment with Pat Hampton of HUD regarding the Arthur Andersen contract. Representatives of Arthur Andersen may attend also at their own expense if the matter has not been resolved before the trip takes place.

Commissioner Anderson moved for approval of the resolution with a second by Commissioner Ubalde. The vote was:

AYES: Cleo F. Wallace
Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: James San Fong

ABSENT: George Patton Colbert

SPEAKERS FROM THE AUDIENCE

The Executive Director called first on Louise Yee, resident of Ping Yuen, who wished to address the Commission. Ms. Yee said that the Ping Yuen residents protest the merger of Family Tenant Services with Management and Rentals. She could see the relationship between Management and Rentals but did not understand what Tenant Services had to do with them. And why isn't Mr. Williams merging senior services too? Ms. Yee said the tenants were very pleased with Mr. Spriggs and Family Tenant Services. The merger was done without consideration of tenants' needs. She said the tenants were very angry and urged reconsideration.

The Executive Director then called on Emily Turner of North Beach. Ms. Turner said that Family Tenant Services acts as an ombudsman for tenants. Without autonomy, the tenants won't have anyone to talk to about their problems.

The Executive Director called on Jill Nelson of Neighborhood Legal Assistance Foundation representing North Beach. She said that Family Tenant Services acts as the tenants' voice in the Housing Authority. Without autonomy, the dialogue between tenants and the Authority will be damaged. If Family Tenant Services is controlled by management, it won't be responsible to tenants.

Executive Director Williams said that the question of responsiveness to tenants is not limited to any one department in the Authority. He said the sole reason all of us are here is to be responsive to the tenants. All departments are to be responsive to tenants or they should not exist. Mr. Williams said that his organizational changes will not diminish concerns for Authority tenants. Unfortunately, a position has been eliminated but the reorganization will result in greater economy and efficiency. Mr. Williams said we are all responsible to the tenants, including the Commissioners. We are resonsible for the tenants' welfare.

Vice Chairperson Byrnes said that this is a result of what has been happening since Proposition 13 and the need to restructure the Authority. Cost efficiency and the needs of tenants come into conflict. The needs of the

tenants have to be met but it is a Catch 22 situation. We are caught by fiscal constraints and HUD regulations. Commissioner Byrnes said we will have to watch to see how these changes work out. We have to give it a try. If it doesn't work something else will be tried.

Mr. Williams said it was important for the tenants and their advocates to understand that we are under a continuing mandate from the federal government to reduce costs and increase service. There is no painless way to do it. The Housing Authority is top-heavy. There are chiefs and assistant chiefs that have little functional relationship to what is supposed to be done. He said his overall objective in these changes is to improve services to the residents. He is firmly convinced that this is a wise change and will increase service.

Ms. Nelson said she is opposed to the elimination of Family Tenant Services as an independent department and it will decrease response to tenant concerns. Combination with two other departments will cut its effectiveness. She said tenants approve of economy but not to the extent that they are harmed. She said that as Commissioner Byrnes reported at the last meeting, the administration is cutting its commitment to housing and funds are being reduced. North Beach would like to join the Commission to fight for money. San Francisco needs additional funds for all areas. But, she said, it is wrong to cut out the Family Tenant Services department and asked why tenants couldn't be consulted before firing someone.

Mr. Williams said we are not talking about a major department. Exclusive of the chief, it consists of four permanent staff. Others are CETA workers who will be eliminated in September by changes in the CETA program. These four staff positions have not been eliminated and those staff will continue doing what they had been doing but in a different administrative set-up. Functioning at the managerial level should increase service to tenants. He said this matter had been discussed with the President of PHTA even before he brought it to the Commission. It was also discussed with the Mayor's Office. However, Mr. Williams said he can't go before PHTA every time he makes and administrative change. But he is available for input from the tenants.

Ms. Nelson asked why someone didn't go to PHTA to discuss this matter. Mr. Williams said he was told his presence was not needed and that a letter would suffice. He has asked to have this item placed on the agenda of the next Memorandum of Understanding meeting with PHTA. Harriette Williams, counsel for PHTA, said that Mr. Williams was giving the impression Ms. Ranson approved. And he should not come to the tenants after the matter has already been done. This department should be a big department and Mr. Spriggs' work was important to residents.

Mr. Williams said he can't control whether it is a large department or not. It depends on available funds and funds are very scarce. He does not believe we are required to get tenant approval before administrative changes are made. Mr. Williams said: input yes, consultation yes, but ratification no.

Ms. Nelson asked that the decision be postponed and reconsidered and tenant input solicited. Chairperson Wallace said she was giving the gavel to Vice Chairperson Byrnes. She said a personnel issue is being discussed. It should go to the Personnel Committee and then come back to the public with a decision or information. Commissioner Ubalde said he thought the issue was restructuring. Chairperson Wallace said that names have been raised. That is a personnel item. She asked Counsel for clarification. Counsel Johnson said that basically reorganization was being discussed. If we talked about individual personnel and their effectiveness, an executive session on personnel would be necessary.

Commissioner Anderson said that the relationship between the Authority, Executive Director and the Commission and tenants and the Authority was discussed at the workshop he attended. He said that tenants have a felt need and rightly so to have input. He does not object to tenant input which is authorized by law. However, there will always be some tension. He will make his decision on the facts presented by both sides. But you can't bend every time the

pressure is put. He said there are a lot of changes on the way. HUD might be eliminated and placed under HEW. Everyone would receive one check for housing, food and all expenses. He said we all have to get together to lobby for the support we need.

Mr. Williams said the thrust of the testimony is whether the reorganization would lead to a reduction in certain services. He said that is not what is being done. If the individual terminated so desires, he can ask for a review on the elimination of his position but he has not done so. The positions of Director of Housing Operations, Chief of Family Tenant Services, Chief of Rentals and Chief of Management are a luxury we can no longer afford. It is not cost effective.

Commissioner Anderson said his opinion will be based on the basic issue of whether services decrease, remain the same or whether there is the possibility of increased efficiency to the residents.

Mr. Williams said that the concerns expressed deal with a reduction of services. He said this reorganization will not reduce services. It eliminates one $30,966 a year position. No other serivces are eliminated. The staff doing all the legwork and delivery of services remains the same. The tenants should be concerned about the elimination of the CETA positions in September. If enough money is saved now, we may be able to pick up certain of these positions. We will be able to increase our services as a result of this. We may be able to create an additional manager position. Mr. George Lee of Ping Yuen said less chiefs and more Indians.

Veronica Meyette, a Holly Courts resident, asked if all this restructuring is occurring, where could she get service for her apartment. It has not been painted and she was overcharged $40. Mr. Williams said that this request involves maintenance which is not being restructured at this time. He asked her to give her name and address after the meeting and he would put her in touch with the head of maintenance. Ms. Ransom indicated that tenants with complaints should file a grievance under the grievance procedure.

Mr. James Hawkins, an ex-Housing Authority employee, rose to speak. He said he was the spokesman for other ex-employees who began work under TPP and then worked at other sites and supervised CETA workers. He said he and his group cleaned up a great deal of trash and performed landscaping. They also went to Sunnydale and worked on sewer lines. Now they have been laid off but there is still $90,000 left in the budget. Mr. Williams said the decision regarding the layoffs would have to have been made whether or not he was the Executive Director. He called on Howard Nelson to explain further. Mr. Nelson said that in March 1977 work began on CAL 1-17A with force account. HUD said we could not do this in the future. Work must be contracted out. Some of the men hired went to work for a contractor and some were transferred to Title II work. Title II funds for Sunnydale and Potrero are now depleted Mr. Nelson said and the men had to be laid off. Only plumbing work remains and these men are laborers and are members of the Laborers Union. Commissioner Byrnes asked Mr. Hawkins if the Laborers Union had been consulted. Mr. Hawkins said it is a personnel matter. Vice Chairperson Byrnes suggested having a representative of the Laborers Union contact the Housing Authority. Mr. Hawkins said he would do that tomorrow.

Rebecca Purnell, resident of Potrero Terrace, said only one side of the development has been painted and asked when the other side would be done. Mr. Nelson replied that funds have to be applied for in order to finish the work. A tenants' meeting approved going forward with as much work as funds permitted.

Chairperson Wallace asked Commissioner Anderson, Chairperson of the Finance Committee, to have his committee meet and review the Title II budget and see if money is still available. Then the Commission could take action to resolve the matter of the layoffs. It can't do that today.

Harold Brooks, Executive Director of the Bayview-Hunters Point Joint Housing Committee, arose to sepak. He said that in 1965 people began to create a new planned community in Hunters Point. He referenced a letter of February 28, 1979, from Acting HUD Area Manager Robert Cunningham to Mayor Feinstein. This

letter mentioned boarded up units with a debt service of over a million dollars. He then mentioned the amount of funds the Housing Authority had received to rehabilitate the public housing units in Hunters Point which totals $23 million. He said that no new construction will be allowed by HUD until all public housing units are in the process of rehabilitation. He said this hurts those who are looking for affordable places to live. He mentioned the 300 units which are being held up. He asked the Commission to come out and work with his group in this matter. He also raised the question of impaction and said that the original public housing administrators many years ago were responsible for creating the impacted situation.

Vice Chairperson Byrnes said that she appreciated what Mr. Brooks had to say and that she would welcome working with the Joint Housing Committee and mentioned that the 300 units were the reason Mayor Feinstein would be going back to Washington. Chairperson Wallace asked Mr. Brooks for the date and time of his next meeting. Mr. Brooks said that the Joint Housing Committee meets every fourth Monday, 6:30 p.m., at 100 Whitney Young Circle. The next meeting will be April 23, 1979.

Mr. Williams said that earlier in the Commission meeting, he had discussed the 300 units at Hunters Point. Because of the concerns expressed regarding public housing in Hunters Point, he would be accompanying the Mayor to Washington to get the decision on the 300 units reversed. Many pending issues had delayed public housing rehabilitation including the issue of demolition which is now finally resolved. He also said the need for additional modernization money had been pending for a long time. He referenced three construction contracts which had just been awarded.

Mr. Brooks said that very little had been done vis-a-vis scattered public housing sites and wondered whether the Housing Authority could explore the possibility of contracts with non-profit groups to build turnkey housing. Chairperson Wallace said that we will look at the feasibility of that.

Ocie Mae Rogers arose and said that it had been raining in her apartment for three years. She said she lived in the Bayview Apartments.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:45 a.m.

_____
Carl L. Williams
Secretary/Executive Director

_____
Cleo F. Wallace
Chairperson

MAY 8 1979

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 26, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, April 26, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:10 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: Ben L. Hom, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary, ~~Executive Director~~
Lois L. Johnson, Counsel

2. VISITORS:

The Secretary acknowledged the following visitors:

James A. Blane, Public Housing Tenants Association
Gertrude E. Williams, Public Housing Tenants Association
Christine Neal, Public Housing Tenants Association
Rebecca Purnell, Public Housing Tenants Association
George Lee, Ping Yuen Tenants Association

3. APPROVAL OF AGENDA:

Vice Chairperson Byrnes moved for adoption of the agenda with a second by Commissioner Ubalde. Chairperson Wallace said that the agenda should include the reseating of Vice Chairperson Byrnes. Commissioner Anderson moved to amend the agenda by including the reseating. Commissioner Ubalde seconded. The agenda was unanimously adopted as amended.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion to adopt the minutes of April 12, 1979; seconded by Vice Chairperson Byrnes and Commissioner Anderson. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Mr. Williams said that at the last meeting the Commission had authorized the Executive Director to attend a meeting in Washington, D.C. regarding the matter of 300 units of subsidized housing for Hunters Point However, a series of meetings was held here with the Mayor and vaious HUD officials and it was decided to postpone the trip. Mr. Morton Baruch of the HUD Central Office is coming out to San Francisco to resolve this matter. There will be a meeting on Friday morning with Mr. Baruch.

Mr. Williams also said that the Housing Authority had requested that the HUD Central Office approve the contract with Arthur Andersen and Company for installation of a new accounting system. He received a telephone call on Monday, April 23, 1979, from a staff member at the HUD Central Office stating that Deputy Assistant Secretary Clyde McHenry had approved the contract and a letter would be forthcoming. As of this meeting, we have not yet received the letter but it will be furnished to the Commission when it arrives. Vice Chairperson Byrnes asked if the approval would be for the full amount requested and Mr. Williams responded that it would, $174,000.

7. UNFINISHED BUSINESS:

Commissioner Anderson read the following report on the NAHRO Worksho for Commissioners he recently attended:

"During the period, April 6-8, a Special Workshop for Commissioners was held in New Orleans, La., dealing with the following subject matter: 'DEFINING THE WORKSHOP GOALS AND OBJECTIVES AS THEY SERVE THE NEED AND EXPECTATIONS OF LOCAL AGENCY COMMISSIONS', 'THE FEDERAL LEGISLATIVE PROCESS', and 'THE COMMISSION AS POLICY-MAKERS'.

"Briefly on, 'TENANT PARTICIPATION', 'THE COMMISSIONERS ROLE AND PARTICIPATION', 'IN-AGENCY PUBLIC RELATIONS', and 'PROGRAM ADVOCACY ACTIVITIES IN LOCAL COMMUNITIES'.

"It was pointed out that this Special Workshop for Commissioners was the first to be called in the history of NAHRO. The meeting was the results of the Commissioners' Affairs Committee which was formed by NAHRO one year ago. Previously, NAHRO has focused on the needs and goals of Executive Directors of Housing Authorities, Redevelopment Agencies and Community Development Agencies. It was pointed out that since Commissioners vote money in and out of NAHRO, we are the strongest arm of NAHRO, therefore, we have to have 'Decision Clout' in NAHRO. It was a most informative meeting and time will not permit me to give all of the highlights, however, I will mention some of the salient points which I found to be most helpful:

1. It was pointed out that HUD should speed up its 'Decision Making Process' as it related to approval while they are making up their minds because of inflation, costs of material and construction continues to go up while HUD is trying to make up its mind, thereby forcing us to change and upgrade our budgets.

2. It was pointed out - to get housing we need land yet land is expensive and continues to go up. Therefore, we should encourage 'Land Banking' at both the local and national level in order to minimize cost of construction.

3. We should support the 'Brooke Amendment', not to propose any change in present methods of determining rent. There should be adequate support in the performance funding system for utility cost increase yet residents should be encouraged to use energy wisely.

4. There is a need for adequate housing for handicapped tenants. Here again, we run into budgetary considerations, especially when we realize there are 14 million people in this country who are entitled to housing yet the budget permits money for only 3.2 million.

5. It appears that the policy regarding housing is in favor of Section 8 and new developments which may remaon on the tax role. The stress is toward new development and redevelopment. There isn't too much support for public housing which does not provide for taxes.

6. The question was raised concerning 'The Relationship of Tenant Associations to the Housing Authority', in regard to policy and decision-making. It was pointed out that tenant organizations are urged to share their input on decisions and budgetary matters but the final decision rests with the Housing Authority Commission.

7. A similar question was raised regarding the relationship of the Commissioners to the Executive Director and it was pointed out that the Housing Commissioners must recognize that they were appointed to set policy and basically and fundamentally they are a decision-making body and should leave administration to the Executive Director. It was pointed out that some Commissioners spend so much time trying to administer the Housing Authority until they neglect providing for the tenants. The question also came up regarding the Commissioners' role to HUD. Too long have we left it up to the staff to negotiate with HUD. Commissioners must begin to deal directly with HUD as a political body.

8. After all, the whole question of housing is the results of a political decision. The attitude of HUD and Washington toward housing is in a new period. There is a real question regarding new public housing construction and the future of housing authorities in America. There is some talk about phasing out HUD (period) and turning everything over to the Department of Health, Education and Welfare. The proposal is to give people one check to cover food, welfare and housing and let them 'fend' for themselves.

"In summary, a considerable amount of time was given in explaining the legislative and budgetary process from the time it is submitted by HUD to the President, OMB, the authorizing committee, the Appropriations Committee, the Congress, the Senate and the Housing Committee on Finance and Banking, until it ends up in its 'watered down', insufficient form. We are watching the demise of housing programs. Modernization has been cut back 47 million there is a gradual move to eliminate new cost construction because of inflation. The stress is on 'Section 8 Existing Housing.'

"There is a hesit-ncy to build to accommodate large families, thus scattered housing can best meet the needs of larger families but then we discover everyone is for public housing but not in their neighborhoods. Thus, we have the problem of 'Site Selection', we must continue to fight against the stigma of public housing and those who oppose public housing for lack of tax revenue.

"There was a recent meeting of HEW and HUD on the question of 'Welfare and Security', in which $12,000,000 was allocated for security but HUD is slow to implement it.

"In conclusion our best defense for public housing is for Commissioners, tenants, labor, contractors, architects and all people whose income depends on public housing - must come together to mount a powerful lobbying strategy which will impact the 1979 Housing Budgetary Process. Strong concern was also expressed concerning the need to improve more minority participation in construction. These is a need for a revised manual for Commissioners as to their responsibilities and their relationshop to tenants and executive directors.

"Lastly, we must never forget, any attempt to increase the housing budget is a political decision and therefore, Commissioners were urged to go back to their respective states and call for a state-wide meeting with their Senators and Congressmen.

"I urge the San Francisco Housing Authority to take the initiative - working through NAHRO to organize and program a state-wide meeting of

Commissioners, contractors, architects, labor, tenants and all those who earn their income from public housing for the purpose of influencing the "1980 Housing Budget" and the time to do it is NOW."

Commissioner Anderson said that the San Francisco Housing Authority should take the initiative in impacting our Congressional representatives.

Chairperson Wallace thanked Commissioner Anderson for a good report.

Commissioner Ubalde said that perhaps action could be taken at the May NAHRO Regional meeting in Los Angeles. He said the Commission could approve Commissioner Anderson's recommendation now and send it to the Pacific Southwest Regional Council of NAHRO so that the Congressional representatives could be invited to the meeting. He moved that the Commission approve the spirit of the request of Commissioner Anderson and that it be directed to the Regional Office of NAHRO. Vice Chairperson Byrnes seconeded.

Commissioner Ubalde said that his argument is that we ask members of NAHRO and that we direct input into the region as we could ask them to implement our request and have them consider it as part of the agenda for the May meeting. He said that Mr. Williams can notify the PSWRC that we have deep interest in the matter and could ask other housing authorities to participate in this effort. Chairperson Wallace said we can pass on the information immediately to NAHRO's Information Office as that would be quicker.

Mr. Williams suggested that the Commissioners authorize him to contact the appropriate officials and the PSWRC and prepare a resolution to be introduced at the May conference and representatives of the SFHA could be present there. The conference is May 19-23, 1979. Commissioner Ubalde called for the question and it was unanimously passed.

Commissioner Ubalde asked for a resolution to be presented at the next Commission meeting authorizing attendance at that conference. Commissioner Anderson asked that we notify the Commissioners' Conference of HANRO of our action.

9. NEW BUSINESS:

INNOVATIVE GRANT FOR SECTION - EXISTING HOUSING

Chairperson Wallace introduced the first resolution.

RESOLUTION NO. 2243
* * * * * * * * * * *

RESOLUTION OF INTENT TO PARTICIPATE IN INNOVATIVE GRANT PROGRAM FOR SECTION 8 EXISTING HOUSING
* *

RESOLUTION NO.
* * * * * * * * * *

RESOLUTION OF INTENT TO PARTICIPATE IN INNOVATIVE GRANT PROGRAM FOR SECTION 8 EXISTING HOUSING
* *

WHEREAS, the San Francisco Housing Authority is engaged in a cooperative effort with other Housing Authorities in the San Francisco Bay Area and the Association of Bay Area Governments to develop and implement an Areawide Housing Opportunity Plan that will qualify cities and counties in the region for bonus housing subsidies; and

WHEREAS, the Secretary of the U.S. Department of Housing and Urban Development has designated funds for development of metropolitanwide housing opportunity information clearinghouses in several metropolitan areas and for innovative approaches in providing outreach and personalized assistance to Section 8 Existing Housing participants who wish to move out of impacted areas; and

WHEREAS, a program for honoring Section 8 Certificates among jurisdictions in the region is proposed in the preliminary Areawide Housing Opportunity Plan; and

WHEREAS, the Housing Authorities of Alameda County, the City of Oakland, and San Mateo County have designed an innovative approach to the exchange of Section 8 Certificates with the City and County of San Francisco and have agreed that it is advisable to test it on a demonstration basis before it is expanded to include all Local Housing Authorities in the region; and

WHEREAS, the Association of Bay Area Governments, through its HUD-approved Regional Housing and Land Use Programs, has the technical and administrative capability to provide the information base and services of a regional housing opportunity clearinghouse and to coordinate the efforts of Local Housing Authorities in improving the mobility of persons qualified for Section 8 assistance; and

WHEREAS, the Local Housing Authorities have the legal authority to operate an areawide program for expanding housing opportunities for lower income and minority households.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco that if Innovative Grant funds and bonus Section 8 subsidies are made available to the San Francisco Bay Area by the Department of Housing and Urban Development, the San Francisco Housing Authority will joint with the Housing Authorities of Oakland, Alameda and San Mateo, and the Association of Bay Area Governments in an eighteen-month pilot-scale demonstration to evolve into a regional information clearinghouse and Section 8 exchange program for the nine-county Bay Area.

Mr. Williams said that this resolution deals with the Housing Authority's participation in the Innovative Grant Program for Section 8 existing housing. ABAG has been given the lead responsibility to increase the opportunity for low income housing throughout the Bay Area. This resolution puts the Authority on record as a participant with Oakland, Alameda County and San Mateo County.

Commissioner Ubalde moved for approval of the resolution with a second by Vice Chairperson Byrnes. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

EXPANSION OF CONFLICT OF INTEREST CODE

Chairperson Wallace introduced the second resolution.

RESOLUTION NO. 2244
* * * * * * * * * * *

RESOLUTION ESTABLISHING CONFLICT OF INTEREST CODE
FOR ALL HOUSING AUTHORITY STAFF
* *

RESOLUTION NO. _____
* * * * * * * * * * * *

RESOLUTION AMENDING THE CONFLICT OF INTEREST CODE OF THE SAN FRANCISCO HOUSING AUTHORITY
* *

WHEREAS, the present Conflict of Interest Code does not cover all Authority employees nor fully prevent against an Authority employee using his position for his own enrichment; and

WHEREAS, it is the desire of the Commission to insure that government funds are not diverted to personal gain and that the best interests of the residents of San Francisco low income housing are served.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. No present or future Housing Authority employee be permitted to own property which is utilized by the Authority in its Section 23 or Section 8 leased housing programs.

2. All employees sign a statement stating whether they have a financial interest in any firm doing business with the Authority, such as, but not limited to, suppliers, architects or contractors and that if an employee has such an interest it creates a conflict of interest and such interest must either be divested immediately or the employee will be asked to terminate.

3. The Executive Director is authorized to develop procedures to implement the provisions of this amendment to the Conflict of Interest Code.

4. Should there be any conflict between this Resolution and any previous resolution adopted by the Commission, this Resolution shall prevail in the extent of any conflict.

Mr. Williams said that this resolution deals with the expansion of the Conflict of Interest requirement. Presently, we have a Code calling for disclosure by the Executive Director, Commissioners and other key staff. This resolution expands the requirement to all staff and also requires disclosure of participation os owners in the Section 8 and Section 23 programs.

Commissioner Ubalde asked if all employees would be required to fill out the same report as the Commissioners. Mr. Williams said the Commissioners and the Executive Director fill out a form prepared by the City and County of San Francisco. A new form will be designed for the use of staff members. He said it is desirable to have all staff disclose whether they have an interest with contractors, vendors, and others who do business with the Housing Authority.

Vice Chairperson Byrnes moved for approval of the resolution with a second by Commissioner Ubalde. The vote was;

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

RESEATING OF VICE CHAIRPERSON BYRNES

Chairperson Wallace said that the next item of business was the reseating of Commissioner Byrnes. Executive Director Williams said that we had received from the Mayor's Office the Certificate of Reappointment, the Acceptance of Reappointment, the Oath of Office, and other forms for Joan Byrnes.

Commissioner Ubalde moved for acceptance of the forms and Commissioner Anderson seconded. Unanimously carried.

Commissioner Ubalde moved that the Commission officially reseat Commissioner Byrnes. Commissioner Anderson seconded. Unanimously carried Vice Chairperson Byrnes thanked her fellow Commissioners.

Commissioner Anderson asked about the seating of Commissioner Hom. Mr. Williams replied that Commissioner Hom was ill today and there was a question of whether a Commissioner should be physically present when being seated. He said Commissioner Hom would be seated at the next Commission meeting.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:32 a.m.

_____
Carl L. Williams
Secretary

_____
Cleo F. Wallace
Chairperson

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, May 10, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco, met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, May 10, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:00 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
James San Fong, Commissioner
Ben L. Hom, Commissioner

ABSENT: George Patton Colbert, Commissioner

Commissioner Booker T. Anderson entered the metting at 10:04 a.m.

Chairperson declared a quorum present.

2. VISITORS:

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The Secretary acknowledged the following visitors:

James A. Blaine, PHTA
Christine Neal, PHTA
Lillie Ransom, President, PHTA
George Lee, PHTA

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for adoption of the agenda as presented with a second by Vice Chairperson Byrnes. Unanimously adopted.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion to adopt the mintues of April 26, 1979, with a second by Vice Chairperson Byrnes. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

The Executive Director indicated that he would include communications in the Report of Secretary.

6. REPORT OF SECRETARY:

Mr. Williams said that he would like to mention two communciations he has received that will be forwarded to the Commission. First, a letter has been received from HUD approving our Urban Initiatives allocation of $9.0 million for Hunters Point. Mr. Williams said this will cover 333 units and is in addition to what has already been approved and underway. He said he is quite pleased with this news and that it will go a long way to completing our work in Hunters Point.

The second communication Mr. Williams said we received from HUD deals with its application procedures for the anti-crime program in public housing which is to improve security in public housing developments. He will forward a complete copy of the regulations to each Commissioner. (Commissioner Anderson entered the meeting at 10:04 a.m.

Mr. Williams said the anti-crime program has funding of $26 million on a nationwide basis for security programs. That is not much money and 250 agencies will be competing. This is a one time funding for a one year period. The regulations also require that 10% of the budget allocation must be provided locally as a matching share. This can be in the form of in-kind service from the local government or as funding from the public housing authority. The funding is to cover just one public housing development. It cannot be used for an Authority-wide security program. Mr. Troy Dangerfield has been given the lead responsibility to put together this Authority's application.

Commissioner Ubalde asked if this funding were only inclusive of educational and informational matters or if it included personnel. Mr. Williams replied that it does include personne. hardware, employment and training.

Chairperson Wallace mentioned the supportive role played by Supervisors Molinari and Lau who said that they would assist us in a search for security funds. Perhaps this could help in regard to the in-kind contribution. Chairperson Wallace said she would like the needs of the entire city to be considered. All developments will be interested. There has been commitments made in some areas. She would not want a development selected where security work has already been done.

The Executive Director said that he regrets that the funding is limited to one project. Commissioner Ubalde asked if there was some consideration of long-term funding and whether this was a model program? Is there a possibility of long-term funding? Mr. Williams said that we have to demonstrate the capacity to sustain the program after one year. There may be a possibility for additional funding later but as far as we know now this is a one year program.

Chairperson Wallace inquired as to how the funding will be broken down regionally. Mr. Williams said that this is not mentioned in the regulations. There is an upper limit on the amount of funding each authority can received. It is $500,000 for a project with between 200 and 1000 units. He feels internally HUD may have made some decision regarding a regional distribution but it is not contained in the regulations.

Commissioner Ubalde asked if staff could find out if this is a pilot program because he is uncomfortable with funding for just one project. Could there be more funding? Mr. Williams said this funding is for one year and has to be picked up locally thereafter. Commissioner Ubalde asked if we check with our Congressional representatives to see if they had information regarding further funding. Mr. Williams said that he thinks they would be helpful in trying to secure additonal funding.

Commissioner Ubalde said that one year is a short time and too many expectations will be raised. Various developments will be competing with one another. It may not be worth applying. Mr. Williams said that staff will develop an application and the Commission can consider whether or not to approve it.

Chairperson Wallace said that HUD began the TPP program and then kept up the funding though they changed name. Commissioner Ubalde requested that the Executive Director consulting with our legislative leaders regarding their insight on the funding picture. Vice Chairperson Byrnes also asked that NAHRO be consulted. Mr. Williams said that we would make both inquiries.

THE SEATING OF COMMISSIONER BEN L. HOM

Mr. Williams announced that he has received copies of a letter of resignation from Commissioner Ergina. He said he has also received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment for Commissioner Ben L. Hom for a term on this Commission. Commissioner Ubalde moved that the documents be accepted and filed. Vice Chairperson Byrnes seconded. Unanimously approved. The audience applauded.

Commissioner Ubalde moved that Commissioner Hom be seated as a member of the Authority forthwith. Commissioner Anderson seconded. Unanimously approved. The Executive Director and the Chairperson congratulated Commissioner Hom. The audience again applauded. Mr. Williams said he would present copies of the basic documents to Commissioner Hom after the meeting.

7. REPORT OF COUNSEL:

Routine matters.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

CONTRACT FO WATERLINE INSTALLATION

The Executive Director introduced the first resolution.

RESOLUTION NO. 2245
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-17A (EAST) AND CAL 1-17B, HUNTERS POINT
(EDA GRANT, PHASE II)
* *

RESOLUTION NO. 2245
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-17A (EAST) AND CAL 1-17B, HUNTERS POINT
(EDA GRANT, PHASE II)

WHEREAS, on October 21, 1976, the Commission of the Housing Authority of the City and County of San Francisco passed Resolution No. 2054 authorizing the San Francisco Housing Authority to apply for grant funding under the Public Works Act of 1976 from the U.S. Department of Commerce Economic Development Administration; and

WHEREAS, the Authority subsequently received a grant from the Department of Commerce for the upgrading of sewer and water lines in the Hunters Point area; and

WHEREAS, in conformance with the regulations of the Economic Development Administration, the Authority advertised for bids on March 16 and March 19, 1979 for Phase II of the proposed work, water line installation at Projects CAL 1-17A, Hunters Point East and CAL 1-17B, Hunters Point; and

WHEREAS, on April 10, 1979, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

	NAME OF BIDDER	BID AMOUNT
1.	Broadway Mechanical	$187,860.00
2.	Mitchell Company	$234,170.00
3.	F. W. Spencer & Son	$236,548.00

WHEREAS, on April 11, 1979, the Authority received a written communication from the apparent low bidder, Broadway Mechanical, requesting withdrawal of bid due to substantial bid error; and

WHEREAS, upon review of said request and pertinent detailed justification, it has been determined that a bid error was made and that the request for withdrawal and acceptance of same is in conformance with aforementioned regulations; and

WHEREAS, after review of the engineers estimate, it has been determined that the second low bid received for the work is also within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the request for withdrawal of bid by the apparent low bidder, Broadway Mechanical, be and is hereby accepted.

II. That a contract be awarded to the Mitchell Company, the second low bidder, for the waterline installation.

III. That this notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

IV. That this notice is contingent upon receipt and approval of the Contractor's Affirmative Action Program and receipt of satisfactory evidence of the Contractor's ability to produce a performance and payment bond confirming the work.

V. That this notice authorizes and directs the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority contingent upon the above.

Mr. Williams said that this resolution authorizes a contract for the waterline installation at Hunters Point under out EDA grant. Three bids were received. The low bid was from Broadway Mechanical but they contacted us after bidding to state that there was an error in the bid and asked to have it withdrawn. The second low bidder is Mitchell Company. Their bid is within the budget and we recommend award of the contract to Mitchell Company.

Vice Chairperson Byrnes moved for approval of the resolution with a second by Commissioner Anderson.

Commissioner Ubalde asked what the error was in the low bid. Mr. Larry MacMillen, the Project Control Administrator, said that state law says that within 5 days after a bid opening, a bidder can request withdrawal of his bid due to clerical or mathematical errors. That is what happened in this case. Chairperson Wallace asked if this Broadway Mechanical, the low bidder, was the same company as Broadway Plumbing and why they changed their name. She said there was talk of a suit being filed by them regarding the utilization of minority contractors on a previous project. Mr. MacMillen said it was the same firm and that name changes are not unusual in the construction field. He thinks Broadway is expanding its scope from plumbing to underground pipelines. Chairperson Wallace said she would like the Commission notified of such name changes in the future.

Chairperson Wallace said there has b-en a move and second and called for a vote. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	George Patton Colbert

TRAVEL TO THE ANNUAL MEETING OF THE PACIFIC SOUTHWEST REGIONAL COUNCIL - NAHRO

The Executive Director introduced the second resulution.

RESOLUTION NO. 2246
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO THE
38TH ANNUAL CONFERENCE OF THE PACIFIC SOUTHWEST
REGIONAL COUNCIL OF NAHRO TO BE HELD IN
LOS ANGELES, CALIFORNIA, MAY 19-23, 1979
* *

RESOLUTION NO. 2246
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO THE
38TH ANNUAL CONFERENCE OF THE PACIFIC SOUTHWEST
REGIONAL COUNCIL OF NAHRO TO BE HELD IN
LOS ANGELES, CALIFORNIA, MAY 19-23, 1979

WHEREAS, the Pacific Southwest Regional Council of NAHRO is holding its annual conference in Los Angeles, California, May 19-23, 1979; and

WHEREAS, the Conference agenda features a two-day training session for commissioners of housing authorities and redevelopment agencies on their unique role and relationship with residents, directors and other political entities; and

WHEREAS, the program of the Conference deals with issues of concern to Housing Authority administrators such as the Section 8 program, pending federal legislation, new construction and tenant participation.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Two Commissioners and two staff members be authorized to attend the aforementiond conference.

2. Travel expenses be in conformity with the travel policy adopted October 22, 1978.

3. This Resolution take effect immediately.

Mr. Williams said that this resolution is in conformance with the Authority's travel policy and will authorize the sending of two Commissioners and two staff members to this conference.

Commissioner Ubalde moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Cleo F. Wallace Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	George Patton Colbert

Chairperson Wallace said that the next meeting of the Commission is the annual meeting and the election of officers. It is the time to amend the by-laws if the Commissioners wish to do so. The Committees are to turn in their reports. Mr. Williams said he asked the Commissioners at the last meeting to inform him and Counsel of any changes they wanted in the by-laws.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:19 a.m.

_____
Carl L. Williams
Secretary/Executive Director

_____
Cleo F. Wallace
Chairperson

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 24, 1979

440 Turk Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, May 24, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:07 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: Ben L. Hom, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director

2. VISITORS:

The Secretary acknowledged the following visitors:

May Wolridge, Alice Griffith
Tom Sullivan
M. Susan Hughes, HUD Area Office
Mark Hillard, HUD Area Office
Laura Banks, Alice Griffith
James Blaine, PHTA
Judith Alexandre, League of Women Voters
Christine Neal, PHTA
Louise Yee, Ping Yuen
Lillie Ransom, President, PHTA
George Lee, Ping Yuen

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3. APPROVAL OF AGENDA:

Vice Chairperson Byrnes moved for adoption of the agenda as presented with a second by Commissioner Anderson. Unanimously adopted.

4. APPROVAL OF MINUTES:

Commissioner Anderson made a motion to adopt the minutes of May 10, 1979, with a second by Commissioner Ubalde. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Mr. Williams said he will be preparing a written summary for the Commission of the PSWRC NAHRO Conference he attended in Los Angeles which concerned the responsibilities of Executive Directors and Commissioners.

7. REPORT OF COUNSEL:

Counsel Johnson had not yet entered the meeting so Chairperson Wallace said she would call for her report later.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

PETITIONING THE PUBLIC UTILITIES COMMISSION

The Executive Director introduced the first resolution.

RESOLUTION NO. 2247
* * * * * * * * * *

RESOLUTION DECLARING SUPPORT TO PETITION THE PUBLIC UTILITIES COMMISSION FOR THE PURPOSE OF OBTAINING THE SAME P G & E SERVICE FOR PUBLIC HOUSING TENANTS THAT IT PROVIDES FOR OTHER CITIZENS
* *

RESOLUTION NO. 2247
* * * * * * * * * * *

RESOLUTION DECLARING SUPPORT TO PETITION THE PUBLIC UTILITIES COMMISSION FOR THE PURPOSE OF OBTAINING THE SAME P G & E SERVICE FOR PUBLIC HOUSING TENANTS THAT IT PROVIDES FOR OTHER CITIZENS
* *

WHEREAS, in the pursuit of compliance with guidelines and recommendations from the Department of Housing and Urban Development concerning achieving an equitable system of utility distribution to residents of Authority-owned developments, the Authority initiated negotiations with the utility company, Pacific Gas and Electric Company; and

WHEREAS, in further pursuit of compliance, the Commission of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2001 entitled: Resolution Declaring Future Policy in Provision of Utility Services to Tenants Residing in Low Rent Developments of the San Francisco Housing Authority and

WHEREAS, contained within said Resolution No. 2001 is certain language stating that all means necessary be explored, including but not limited to the potential change over to retail service; and

WHEREAS, in the course of negotiations between the Authority and the utility company, P G & E, the utility company imposed certain conditions upon which the company would accept utility distribution systems; and

WHEREAS, certain of said conditions have been determined unacceptable both to the Authority and to HUD; and

WHEREAS, it has also been determined that the same conditions have been imposed upon other Housing Authorities in Northern California who also have found said conditions unacceptable; and

WHEREAS, in an effort to alleviate the situation, the Department of Housing and Urban Development has provided funding for legal services through the Oakland Housing Authority to pursue the issues on behalf of those Authorities who wish to join as signatories in a complaint to be filed with the State Public Utilities Commission; and

WHEREAS, it has been determined to be in the best interests of the San Francisco Housing Authority and the residents to join with these other Authorities to obtain the same P G & E service for public housing tenants that it provides for other citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority hereby supports the effort to obtain equal utility service and will join other Authorities to take all means necessary to achieve this objective.

II. That the Executive Director be and is hereby directed to implement this resolution immediately.

Mr. Williams said this resolution authorizes Authority support for legal action in conjunction with other Housing Authorities in Northern California taken against P.G.&E. in order to receive equitable treatment at Authority developments. P.G.&E. conditions for moving to individual metering, according to the counsel the housing authorities have acquired with the concurrence of HUD, are not legal according to the rules of the Public Utilities Commission (PUC). This resolution asks the San Francisco Housing Authority to join in this legal action. Mr. Williams said there are HUD representatives and staff present to answer any questions.

Chairperson Wallace asked why the Oakland Housing Authority had been selected to handle this action. Did all the other housing authorities agree? Mr. Williams said this action had been taken before he became Executive Director but he believes all the housing authorities agreed. Commissioner Ubalde asked what criteria were used in selecting Oakland. Mark Hilliard of HUD said that Oakland was chosen by a group of executive directors in order to receive funding from HUD for this action. He said Oakland was willing and able to do it and had a particular project on which these concerns were centered. Vice Chairperson Byrnes said that it does not matter which housing authority is the lead agency. She asked if the action would apply to all housing authorities. Mr. Hilliard said it would. He said the contract of the legal counsel is with all the housing authorities and the counsel reports to all of them. All will collectively file the suit. Chairperson Wallace said she knew Oakland had a commissioner or a former commissioner who was an employee of PG&E and that was the reason for her question.

Commissioner Ubalde said that the opinion of the attorney appears to be quite strongly in favor of the housing authorities. He asked why would corporations like PG&E push this issue if the citations are accurate and why would they be in favor of one system rather than individual meters. Mr. Williams said he is sure that the PG&E Counsel takes a different perspective and that lawyers do differ. He said it would save PG&E money not to do this conversion. Mr. Hilliard said that PG&E cites different rules on the various questions than does the counsel to the housing authorities. He said the housing authorities felt PG&E is citing the wrong regulations. The PUC will act as an arbitrator in this matter.

Commissioner Ubalde asked if the housing authorities' counsel had discussed this matter with PG&E. Mr. Hilliard replied in the affirmative. He said the matter was brought up previously by HUD to PG&E and counsel has reviewed PG&E's reply. Commissioner Ubalde said that we should find out PG&E;s position. Mr. Hilliard said that we are speaking about master-metered projects where the housing authority owns the distribution system. He said utility rates have changed and it is not as economical for the housing authority to purchase the utilities. It would be more economical to change to individual meters where the tenants purchase their utilities directly from the utility company. The housing authority now has to maintain its gas lines according to Department of Transportation regulations. PG&E is saying that the housing authorities have to put in brand new systems and turn them over to them. The housing authorities say they are entitled to free footage just like a new development. PG&E is saying that the present system is all right and that if anything is done for the housing authorities' benefit, they should pay for it.

Chairperson Wallace asked how residents would be affected. Mr. Hilliard said the tenants would pay their own utility bills and get a utility allowance from the housing authority. Chairperson Wallace said that now tenants at Holly Courts and Harbor Slope pay their own utilities. She asked if we are going to put meters in all projects including senior citizen buildings. She said she would have a problem with that because it would raise the percentage paid in rent and cause a lot of hardship. She said that nobody on welfare got an increase last year because of Proposition 13. Mr. Hilliard said that the utility allowance the housing authority provides is subtracted from the 25% of income that tenants pay for rent. Chairperson Wallace said she disagrees because there is a charge for excess utilities. She said we need a better breakdown of how this litigation will affect residents, particularly senior citizens. The rest of the Commission would want to look at this carefully.

Commissioner Ubalde asked if this was discussed with the residents. Mr. Williams said it wwas not at this time but it had been previously. Chairperson Wallace said that when it was discussed with the residents, it was in

in terms of starting in the TPP area and possibly modernization funds for Sunnydale, Potrero and Bernal. Going across the board was not discussed with the residents. Mr. Williams said the litigation would go forward irrespective of this Authority's vote. He said utility expenses make a difference for the Authority's financial situation and something must be done. He said it will not work a hardship on the residents as allowances are provided for. This measure would allow the Housing Authority to make important adjustments in its budget with savings for the Housing Authority and the residents.

Chairperson Wallace said she was concerned about the time frame and that it has been a long time since utility allowances were increased. During this time PG&E has had rate increases and tenants are already behind. She asked how this measure stood in light of Secretary Harris' new regulations for utilities. Mr. Hilliard said those regulations have not been finalized yet. He said this is based on directives from several years ago. HUD became interested in individual metering because of the need for energy conservation. He said this resolution is not saying that the Housing will convert. It just makes that option possible. The Housing Authority could decide later whether to convert on an individual project basis.

Mr. Williams said that this litigation does not commit us to any changes now. He said we will consider each project before doing that. Chairperson Wallace asked who would provide the financing for making these changes. She asked if HUD would provide the funds. Mr. Williams said that if conversion does take place, we are proposing that PG&E pay the costs. Mr. Hilliard agreed. He said other costs would come out of the modernization program.

Vice Chairperson Byrnes moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Joan M. Byrnes Booker T. Anderson James San Fong
NAYS:	None
ABSTENTIONS:	Cleo F. Wallace The Rev. Dr. A. C. Ubalde, Jr.
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

Commissioner Ubalde said he was abstaining until he heard from the tenants and received their recommendation and Chairperson Wallace concurred.

Chairperson Wallace said that it was 10:30 a.m., and it was time to adjourn the regular meeting in order to hold the annual meeting. The regular meeting was adjourned at 10:30 a.m.

The regular meeting was reconvened at 11:01 a.m. Chairperson Byrnes opened the meeting by thanking everyone and she said that here first concern as Chairperson would always be the residents.

1. ROLL CALL:

Roll call found the following members to be:

PRESENT:	Joan M. Byrnes, Chairperson The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson Cleo F. Wallace, Commissioner Booker T. Anderson, Commissioner James San Fong, Commissioner
EXCUSED:	Ben L. Hom, Commissioner
ABSENT:	George Patton Colbert, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

9. NEW BUSINESS:

AMENDMENT NO. 41 TO ANNUAL CONTRIBUTIONS CONTRACT

RESOLUTION NO. 2248
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 41 (MODERNIZATION) TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255; PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES
* *

RESOLUTION NO. 2248

* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 41 (MODERNIZATION) TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255; PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT & SA, and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "... one or more additional low rent housing projects ...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the San Francisco Housing Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of Project Loan or Permanent Notes, there are hereby authorized to be issued, from time to time, Project Loan and Permanent Notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the San Francisco Housing Authority impressed thereon and attested by the Secretary/Acting Secretary. Each Project Loan Note shall be in substantially the form of HUD-9204 and each Permanent Note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

(C) Each Note issued with respect to any Project shall be a direct and general obligation of the San Francisco Housing Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and, together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the San Francisco Housing Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of a lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the San Francisco Housing Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the San Francisco Housing Authority pursuant to the Contract: Provided, That in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective, it is the intention of the San Francisco Housing Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the San Francisco Housing Authority to pay the principal of and interest of each Note from other funds of the San Francisco Housing Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the San Francisco Housing Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further, That the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Lois L. Johnson
Counsel

DATE: May 21, 1979

Mr. Williams said that this resolution authorized the execution of Amendment No. 41 to the Annual Contributions Contract. He said the Commission had been previously informed that the Authority was awarded $9.0 million of Targeted Rehabilitation funding under the Urban Initiatives program to be used at Harbor Slope. In order to execute this award, we must amend the Annual Contributions Contract.

Commissioner Wallace moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo F. Wallace Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

AMENDMENT NO. 42 TO ANNUAL CONTRIBUTIONS CONTRACT

The Executive Director introduced the third resolution.

RESOLUTION NO. 2249
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 42 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES
* *

RESOLUTION NO. 2249
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 42 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the excution thereof as may be required by the Government.

2. The Bank of America, NT & SA, and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "... one or more additional low rent housing projects ...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the San Francisco Housing Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of Project Loan or Permanent Notes, there are hereby authorized to be issued, from time to time, Project Loan and Permanent Notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each Project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such Note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the San Francisco Housing Authority impressed thereon and attested by the Secretary/Acting Secretary. Each Project Loan Note shall be in substantially the form of HUD-9204 and each Permanent Note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes and Permanent Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

(C) Each Note issued with respect to any Project shall be a direct and general obligation of the San Francisco Housing Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes, and, together with all other Notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the San Francisco Housing Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of a lien on the Residual Receipts of such Project after providing for the payment of Bonds issued in respect to such Project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each Note issued with respect to any Project, together with each other Note issued with respect to such Project, the San Francisco Housing Authority, to the fullest extent permitted by the Laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the San Francisco Housing Authority pursuant to the Contract: Provided, That in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective, it is the intention of the San Francisco Housing Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the San Francisco Housing Authority to pay the principal of and interest of each Note from other funds of the San Francisco Housing Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meanings ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the San Francisco Housing Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further That the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This resolution shall take effect immediately.

Mr. Williams said that this resolution again amend the Annual Contributions Contract for Modernization Phases VI, VII, and VIII, all in Hunters Point.

Vice Chairperson Ubalde moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo F. Wallace Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

DISPOSAL OF SURPLUS PROPERTY

The Executive Director introduced the fourth resolution.

RESOLUTION NO. 2250
* * * * * * * * * *

RESOLUTION DECLARING CERTAIN SAN FRANCISCO HOUSING AUTHORITY PROPERTY AT RICKARD AND WELDON SURPLUS AND AUTHORIZING ITS DISPOSITION
* *

RESOLUTION NO. 2250
* * * * * * * * * *

RESOLUTION DECLARING CERTAIN SAN FRANCISCO HOUSING AUTHORITY PROPERTY AT RICKARD AND WELDON SURPLUS AND AUTHORIZING ITS DISPOSITION

WHEREAS, the Commission of the San Francisco Housing Authority at its regular meeting on December 7, 1969 adopted Resolution No. 1578 approving a modernization program; and

WHEREAS, part of the said modernization program included the purchase of land and the construction thereon of a central operations/maintenance facility; and

WHEREAS, the Commission of the San Francisco Housing Authority at its regular meeting on April 24, 1969, approved the location at Rickard and Weldon Streets, San Francisco, California, known as San Francisco's assessor's block 5853 lot 34, as a site for the development of a corporation yard and authorized the Executive Director to do all things necessary and proper to obtain all required approvals for the development of said corporation yard; and

WHEREAS, two public construction bid offerings in July and November 1973 failed to produce a construction bid within the available modernization construction funds; and

WHEREAS, in April 1976 the San Francisco Housing Authority, with the approval from the HUD area office, purchased 1815 Egbert with the available modernization funds for the purpose of a central maintenance yard;

WHEREAS, the site at Rickard and Weldon is determined not to be suitable for the construction of housing units;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the site located at Rickard and Weldon Streets, Assessor's Block 5853 Lot 34 more particularly described on the attachment hereto marked "Exhibit 1" and by reference made apart thereof, be declared surplus property.

2. That the Executive Director be, and he hereby is authorized and directed to do all things necessary and proper to dispose of the property in accordance with applicable HUD rules and regulations.

Mr. Williams said that this resolution will declare the property the Authority owns at Rickard and Weldon Streets as surplus and allow staff to arrange for the sale of this property. He said the property was acquired in 1969 to construct a maintenance corporation yard. However, bids were not obtained within the authorized amount so no construction occurred. Meanwhile, the facility at 1815 Egbert Street was purchased. Mr. Williams said the property cannot be used for housing purposes.

Commissioner Anderson asked how we would sell this property. Mr. Williams said that we would advertise and select bids. Commissioner Anderson asked staff to utilize all minority newspapers.

Vice Chairperson Ubalde asked if this site was acquired entirely with Housing Authority funds. Mr. Williams replied that it was purchased with the use of modernization funds. Vice Chairperson Ubalde asked what will happen to the money received from the sale of the property. Mr. Williams said we would eithr return the money to HUD or seek HUD approval to use the funds for other purposes such as the modernization of our properties. The money was approved for a special purpose and any use we make of it has to be concurred in by HUD.

Commissioner Wallace said that the money came from modernization funds that had been approved for different areas so it should be reapportioned to the various sites such as Sunnydale, Potrero and Westside where the work has not been completed. Potrero is only half painted. Our top priority would be to secure that money from HUD to finish up those areas. Ms. Hughes of HUD said that if the land was purchased from modernization funds, the money has to go back to the government. But HUD would entertain a revision to the modernization budget to give the money to the projects.

Commissioner Anderson moved that upon disposition of the property staff be authorization to follow the procedure set down by HUD. Commissioner Wallace seconded.

Vice Chairperson Ubalde asked what had been the historical experience of HUD. He asked if HUD was partial to the request of a housing authority to reutilize the money. Ms. Hughes said it is an unusual situation and she is not familiar with it. Commissioner Wallace said that when modernization monies were first allocated in 1969 they were given to the five oldest projects. After the money was received, it was decided to buy property to be used to put all maintenance facilities in one location. There was a big fight between the residents, HUD and the Housing Authority. The residents objected to this use of the funds. After the acquisition of Egbert Street, the Rickard-Weldon property was hanging in the air. Ms. Hughes said that if the Housing Authority needs the funds for other projects in that modernization phase, there is no reason why HUD would not approve the request. There does need to be a budget revision.

Commissioner Anderson revised his motion in order to allow the funds to go back to the projects they were taken from. Unanimously approved.

Vice Chairperson Ubalde moved for approval of the resolution with a second by Commissioner Andersonl The vote was:

AYES:	Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo F. Wallace Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

HIRING A LABOR NEGOTIATOR

The Executive Director introduced the fifth resolution.

RESOLUTION NO. 2251
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILTON MARES, LABOR NEGOTIATOR
* *

RESOLUTION NO. 2251
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILTON MARES, LABOR NEGOTIATOR
* *

WHEREAS, the San Francisco Housing Authority will soon enter into a series of complex and time-consuming negotiations with all unions representing Authority employees; and

WHEREAS, it would be to the benefit of the Housing Authority to secure the services of an experienced labor negotiator; and

WHEREAS, Mr. Milton Mares has agreed to serve as this Authority's negotiator at the HUD-approved rate of $50.00 per hour on the basis of a contract also approved by HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to enter into a contract with Mr. Milton Mares for labor negotiation services at the rate of Fifty Dollars ($50.00) per hour.

2. This Resolution take effect immediately.

Mr. Williams said that this resolution would authorize the Executive Director to enter into a contract for the prupose of conducting the labor negotiations that will soon be commencing. There is no written agreement with the craft unions and the Local 400 agreement is about to expire. He said these negotiations are going to be very important for the Authority particularly as it relates to costs. He wants to contract with an experienced labor negotiator who is presently working for the City and County of San Francisco. Commissioner Wallace asked if that would be a conflict of interest. Mr. Williams said it would not as we are a state agency not covered by City Charter.

Vice Chairperson Ubalde said this is the first time in the two and one half years since he has been on the Board that this matter has been raised. He asked why it was necessary to have a special counsel at this time. What has changed? Mr. Williams said that this may be the first time the issue has been brought to the Commission but the Housing Authority has had a negotiator under contract previously. He said the negotiations are going to be very complicated, particularly with the crafts. He said that he does not have the experience and neither do any staff members to conduct these negotiations. He said that if he were to conduct them, it would consume a tremendous amount of his time.

Vice Chairperson Ubalde moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Joan M. Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo F. Wallace Booker T. Anderson James San Fong
NAYS:	None
EXCUSED:	Ben L. Hom
ABSENT:	George Patton Colbert

REPORT OF COUNSEL

Chairperson Byrnes asked Counsel Johnson if she would like to make a report at this time. Counsel said her report consisted of what was reported in Executive Session on litigation.

ALICE GRIFFITH FOOD PROGRAM

Chairperson Byrnes called on May Wolridge of Allice Griffith. Ms. Wolridge said she was working with the food program and wonders why it can't open. She said the only thing that is needed is $78 to pay for the papers she has arranged for at the Health Department. She said a staff member is holding this up. Mr. Williams said he understood that the permit had not been granted. He will check into the matter.

Vice Chairperson Ubalde said that in the interest of time he will postpone his report on the conference he attended in Los Angeles.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:30 a.m.

Carl L. Williams
Secretary/Executive Director

Joan M. Byrnes
Chairperson
5/24/79

JUN 27 1979

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

ANNUAL MEETING
Thursday, May 24, 1979

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco held its annual meeting at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:30 a.m., Thursday, May 24, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Wallace at 10:30 a.m.

Roll call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Joan M. Byrnes, Vice Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner

EXCUSED: Ben L. Hom, Commissioner

ABSENT: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Secretary
Lois L. Johnson, Counsel

2. COMMITTEE ANNUAL REPORTS:

CHAIRPERSON'S REPORT

Chairperson Wallace said that she will submit her report in writing at the next meeting.

FINANCE COMMITTEE REPORT

Chairperson Anderson of the Finance Committee gave the following report on that Committee's activities:

"In July of 1978, the Board of Supervisors' Budget Analyst released a critical audit of the San Francisco Housing Authority which revealed certain management inefficiencies. This was closely followed by the publication of an audit by Peat, Marwick and Mitchell which revealed serious fiscal shortcomings including lack of internal control on assets, both fiscal and physical, lack of bank reconciliations, unaccounted appliances, and lack of proper accounting procedures. The Commission met as a whole to consider action which needed to be taken to correct these several deficiencies. Based on the recommendation of the Mayor's Office and the HUD Area Office, the Authority solicited responses to a proposal to secure the services of a certified public accounting firm which would establish internal controls and assist in the selection of a mechanized accounting system for the Authority. The Commission, after consideration of various proposal, awarded this contract to the firm of Arthur Andersen and Company which has proceed to implement various internal control procedures and prepare a preliminary design of an accounting system for Authority use.

"The Finance Committee has met at selected intervals to receive reports from Arthur Andersen and Company and to monitor Authority compliance with the revised procedures.

"In addition, the Committee met in November of 1978 and studied and approved the budgets the Authority submitted for the conventional public housing program and Section 8 leased housing. The Committee met again in April of this year and reviewed and approved the budget for Section 23 leased housing.

"The Authority has been awarded $350,000 as the Management Assistance Component of HUD's Urban Initiatives program. It was decided to spend half the grant on the installation of the automated accounting system as defined in the preliminary system design mentioned above. The Finance Committee met to consider staff's recommendation of Arthur Andersen & Co. to install this system and prepare the necessary manual procedures and provide staff training. After questioning of the consultants and staff and deliberation, the Committee supported staff's recommendation and recommended to the Commission the award of the contract to Arthur Andersen and Company which the Commission proceeded to do.

"The Committee will continue to monitor the work performed by Arthur Andersen and Company to insure that the Authority is restored to a sound fiscal posture as quickly as possible."

Commissioner Anderson said that as Chairperson of the Finance Committee he is submitting this report and moves for its approval. Commissioner Ubalde seconded. Unanimously approved.

PERSONNEL COMMITTEE REPORT

Vice Chairperson Byrnes, the Chairperson of the Personnel Committee gave the following report:

"During the summer of 1978, several critical audits exposed numerous fiscal irregularities and other management deficiencies at the San Francisco Housing Authority. The Personnel Committee met frequently as a Committee of the Whole and evaluated the audit findings and recommended and approved the course of action taken by the Authority in its attempts to overcome its shortcomings. Certain personnel actions were required. Some staff members who were responsible for the inefficiency, negligence, and incompetency as documented by the various audit findings were terminated with the concurrence of the Personnel Committee. Also, based on the recommendation of Mayor George Moscone, the Commission meeting as a Personnel Committee as the Whole named Carl L. Williams as Acting Executive Director on August 24, 1978.

"The Committee has been kept fully apprised of all steps taken by the Executive Director to reorganize the Authority and has been advised of all personnel changes. Based on its confidence in Mr. Williams, the Commission meeting as a Personnel Committee of the Whole named Mr. Williams permanent Executive Director on November 28, 1978.

"In February of 1979, the Personnel Committee met to hear the grievance of an employee who had been laid off. Both the employee and the Housing Authority were representated by counsel. After hearing several hours of testimony, the Committee deliberated and concluded that the layoff was proper as was the subsequent termination.

"The Committee will continue to be apprised of organization and personnel changes as they occur as further steps are taken to place the Authority on a sound management footing."

Vice Chairperson Byrnes said she was submitting this report as Chairperson of the Personnel Committee and recommended its acceptance. Commissioner Anderson seconded. Unanimously accepted.

SITE AND DESIGN COMMITTEE REPORT

Chairperson Ubalde of the Site and Design Committee made the following report:

"Pursuant to Commission direction, the Site and Design Committee actively participated in attempting to resolve serious complaints regarding security matters from the resident associations of Ping Yuen and North Beach projects.

"Many meetings were held with the residents and staff in order to promptly implement the physical security improvements funded through the 1977 and 1978 Community Development programs. Most of the work items funded have already been accomplished, but more improvements are needed and are pending availability of funds.

"Through the efforts of the committee and staff, a better line of communication was established between the San Francisco Police Department and the resident associations, from whom favorable results were reported.

"A summary of the meetings and agenda items is attached for the records and it will show that from May 4, 1978 to March 1979, the Committee met ten times.

"In conclusion it should be stated that this Authority's efforts and successes could not be achieved without the willing cooperation of the resident associations."

Commissiioner Ubalde asked to have the agenda items noted. Some have not been completed and the Committee is looking forward to future Community Development funding in order to answer the security concerns of the residents.

Summary of Meetings and
Agenda Items

1. May 4, 1978 - Agenda Items

   a. Inchon Village
   b. Yerba Buena Annex Conversion
   c. Involvement of Commissioners in Selection of Consultants

2. June 30, 1978 - Agenda Items

   a. Inchon Village
   b. Transfer of SFHA Property to the New Liberation Presb. Church
   c. Section 8 - new construction proposal for 22 units
   d. Section 8 - new construction proposal for 24 units
   e. Low Rent Public Housing Program
   f. Site visit at Clayton Street

3. Sept. 21, 1978 - Agenda Items

   a. Ping Yuen Security Matters
   b. Plaza West Recreation Matters

4. Sept. 26, 1978 - Agenda Item

   a. Ping Yuen Security Matters

5. Nov. 21, 1978 - Agenda Item

   a. Ping Yuen Security Matters

6. Jan. 23, 1979 - Agenda Item

   a. Security Matters at North Beach Projects

7. Feb. 20, 1979 - Agenda Items

a. Security Matters at North Beach Projects
b. Inchon Village
c. Review of Hunters View Bid Results
General TPP Matters
d. Market Street Renovations

8. April 4, 1979 - Agenda Item

a. Review with staff the progress made on all security matters for the Ping Yuen and North Beach projects.

9. March 15, 1979 - Agenda Items

a. Status Report on the North Beach Security Improvements
b. Target Projects Program and Urban Initiative Program Budget Revisions
c. Status on New Developments

10. March 28, 1979 - Agenda Items
(Meeting at the North Beach Project)

a. Status of Security Item
b. 1980 Community Development Program

Commissioner Ubalde said that he and Commissioner Fong are submitting this report and he recommended its approval. Vice Chairperson Byrnes seconded. Unanimously approved.

LEGISLATION COMMITTEE REPORT

Chairperson Wallace said her report was pending and would be delivered next week. She mentioned that she has been a member of the California Housing Task Force and a great deal of legislation has been considered. The Executive Director said that we would ge blad to assist in the final preparation of the report. Commissioner Anderson, as a member of the Legislation Committee, asked to see a copy of the report before it was submitted and Chairperson Wallace agreed.

2. ELECTION OF OFFICERS:

Chairperson Wallace asked for nominations for the office of Chairperson for the coming year. Commissioner Fong asked to speak. He said that whenever it is time for an election, he is troubled. He said there are so many good people on the Commission. Commission Fong said that for the last ten days he has struggled within himself as to who to nominate. After a lot of consideration, he had two persons in mind. But he can nominate only one and vote for only one and that troubled him. Commissioner Fong said the two persons he had in mind were Dr. Ubalde and Commissioner Byrnes. He would like to nominate both but that is not allowed. He said they are both wonderful people. He has learned a great deal from Dr. Ergina who also could not make a decision. Commissioner Fong said he prayed for ten days and in the last three days something happened to help him reach a decision.

Commissioner Fong said that he and Dr. Ubalde have been working on the Site and Design Committee for a long time. He had something unfortunate happen and he had to be excused from some of the work. Dr. Ubalde had to bear the whole burden on his shoulders. There were so many problems coming up that had to be resolved to present to the full Commission for decision. Commissioner Fong said he was not able to help that much.

Commissioner Fong said that Dr. Ubalde thinks philosophically and acts in a business way and that his respect for him is continually growing. He said that Dr. Ubalde had solved many problems and presented the case to the Commission.

Commissioner Fong then said that Vice Chairperson Byrnes is a wonderful woman who thinks and acts in a business way. He remembered being in Washington with Vice Chairperson Byrnes last year. She appeared to be a born lobbyist and was working for funding $45 million for deferred maintenance and $1 for security. He said that she worked so hared with the Congressman, both representatives from California and from other states. He said that the new Chairperson will need to know Congressman and be able to work hard for their support. Commissioner Fong also said that Vice Chairperson Byrnes went to HUD in order to get HUD staff to see the Housing Authority's point of view. He admired her in the struggle for support.

Commissioner Fong said here are two persons to admire and wondered what to do with his vote. He said there are only five Commissioners present today and one vote is significant. He wondered whether we could change our by-laws so there could be a first president and a second president and a third president so all Commissioners could be president. But this is impossible. Commissioner Fong said that Commissioner Ubalde weighed eight ounces and that Commissioner Byrnes weighed a half a pound.

Commissioner Fong said that in the last three days two principles became clear to him. One is seniority. It means years of service rendered to the Housing Authority. He said Joan Byrnes is his senior on this basis. She has served over five years. The second principle is one of rotation. On the basis of seniority and rotation, Commissioner Fong said Vice Chairperson Byrnes has an edge and that has tipped the scale so that he nominates Joan Byrnes for Chairperson.

Commissioner Anderson seconded the nomination. Commissioner Anderson then called for the question. Commissioner Ubalde then spoke of his deep respect for Commissioner Fong's struggle and said he agreed with everything Commissioner Fong had said. Commissioner Ubalde said it takes a lot of faith to say what Commissioner Fong did and that he certainly supported his nomination.

The Secretary then called on each Commissioner to ascertain his or her vote on the election of Joan Byrnes as Chairperson. The vote was as follows:

James San Fong -	- Yes
The Rev. Dr. A. C. Ubalde, Jr.,	- Yes
Joan M. Byrnes	- Abstain
Cleo F. Wallace	- No
Booker T. Anderson	- Yes
Ben L. Hom	- Excused
George Patton Colbert	- Absent

The Secretary said that under the by-laws of the Commission Joan Byrnes has been elected Chairperson. The audience applauded.

Chairperson Wallace said that the next item of business is the nomination of a Vice Chairperson. Commissioner nominated Commissioner Ubalde and Vice Chairperson Byrnes and Commissioner Fong seconded. Vice Chairperson Byrnes moved to close the nominations.

The Secretary then called on each Commissioner to ascertain his or her vote on the nomination of Commissioner Ubalde for Vice Chairperson. The vote was as follows:

James San Fong	- Yes
The Rev. Dr. A. C. Ubalde, Jr.	- Abstain
Joan M. Byrnes	- Yes
Cleo F. Wallace	- Yes
Booker T. Anderson	- Yes
Ben L. Hom	- Excused
George Patton Colbert	- Absent

The Secretary announced that Commissioner Ubalde has been elected Vice Chairperson. The audience applauded. The new elected Chairperson and Vice Chairperson thanked everyone.

Chairperson Wallace said that she would like to make a statement upon relinquishing the Chairpersonship. She said that she hoped the newly elected officers would be able to work together harmoniously. She said the seat of the Chairperson is awfully rocky and that its going to get rockier. Too many things have been taken like a grain of salt. She said there are going to be a lot of games played. She said she was reminded of when President Nixon took office. He had wanted it for so long and when he finally got the office he abused his power.

Chairperson Wallace asked Commissioner Byrnes to remember that her decisions would affect the residents and she said she would hold Commissioner Byrnes accountable. She asked Commissioner Byrnes to please listen to the tenants as much as to the staff and do not always believe everything the staff tells you. She hoped all Commissioners would stand behind Commissioner Byrnes as she made decisions. Chairperson Wallace said that she will be here until her term is up and she would continue observing after her term is up. She hoped Commissioner Byrnes would get all the support she needed.

4. ADJOURNMENT:

There being no further business, the annual meeting was adjourned at 11:01 a.m.

_____
Joan M. Byrnes
Chairperson

_____
Carl L. Williams
Secretary

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 28, 1979 — Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, June 28, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:07 a.m.

Roll call found the following members to be:

PRESENT: Joan Byrnes, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
James San Fong, Commissioner
Ben L. Hom, Commissioner

ABSENT: Cleo F. Wallace, Commissioner
George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director

2. VISITORS:

Michael Stock, Local No. 14
John Jacobs, San Francisco Examiner
George Lee, Ping Yen Tenants Association
Christine Neal, PHTA
James Elton, PHTA
Susan Hughes, HUD
Bill Bradley, Local 400
Lillie Ransom , PHTA

3. APPROVAL OF AGENDA:

Commissioner Anderson moved for adoption of the agenda as presented with a second by Vice Chairperson Ubalde. Unanimously adopted.

4. APPROVAL OF MINUTES:

Commissioner Anderson moved for adoption of the minutes of May 24, 1979. Vice Chairperson Ubalde seconded. Unanimously approved.

Vice Chairperson Ubalde moved for approval of the minutes of the Annual Meeting of May 24, 1979. Seconded by Commissioner Anderson. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Mr. Williams stated he had one matter to report which is the subject matter of Mr. Bill Bradley's presentation. He stated that he has had discussions with members of Local 400 regarding their concerns with respect to salary increase

and retroactive pay. He stated he had forwarded to the Commissioners correspondence which he had received from Mr. Bradley as well as copies of of his response. He stated that we are desirous of meeting the demands of the union and we certainly want to accommodate them to the extent we can within the Housing Authority's budget without impairing our ability to provide services to the residents and if at all possible avoid layoffs and reductions in staff. Mr. Williams said he has scheduled a meeting at 3:00 p.m. to continue working with Local 400 on this matter.

Mr. Bradley said he was present to advise the Commission of how grave the situation is being viewed. The Commission has a contract with Local 400 which states that the employees of the Housing Authority shall be paid on a comparable basis with the City employees of San Francisco. He wanted to point out that as of this moment the Commission was in violation of its provisions. He also stated that the City and County of San Francisco through negotiations with Local 400 had agreed to grant retroactive pay increases for all city employees from December to July and the Authority was under an obligation to grant similar treatment to its employees. He said he had received a copy of Mr. Williams' letter and although there was an effort made to achieve comparability, it fell far short of what the union was asking. However, they are willing to continue to negotiate with the Authority in hopes of the Authority granting the employees pay increases that they are entitled to. It entails a seven months period from December to July. He said that the City, Redevelopment Agency and all of the major metropolitan areas in California has granted employees some type of relief from the withholding of salaries that occured shortly after the passage of Proposition 13. He feels that they reached a fair and equitable settlement with the City and County of San Francisco by agreeing to accept a seven month settlement when twelve months was due and he feels the employees he works for are in no position to subsidize the Housing Authority. They will not allow the Housing Authority to withhold their pay increases and ask them to bear the brunt of making this Housing Authority function. He stated he has been in touch with the Labor Council, but does not want to have to ask them for strike sanction.

Mr. Williams stated that in his response to Mr. Bradley he indicated that under our financial estimation, the alternative would be a reduction in personnel. This would be necessary in order to finance retroactive pay increases. He asked Mr. Bradley if the union members were willing to undergo a possible reduction in personnel in order to enable the Housing Authority to finance retroactive pay. Mr. Williams said that unless additional monies come from HUD, which he does not anticipate, and unless HUD allows the Authority to incur further deficit, which is unlikely, the only way that we can finance the union's demand would be to have some reduction in personnel.

Mr. Bradley stated that reduction in personnel is always a very undesirable event. However, the employees must not be put in a position where they have to work at a deflated wage rate. If the Authority does not have the funding capability for the current staff then obviously a reduction must take place.

Commissioner Ubalde asked if we had a legal obligation in regards to maintaining the same status that the City government and agencies have. Mr. Williams stated that Counsel was in court and and obviously we have that obligation to retain comparability, but in the absence of Counsel he would defer trying to make a legal judgment.

Mr. Bradley stated that Article V, entitled Salaries and Classification, states that all annual salary increases shall be established on the basis of verified comparability with the City and County of San Francisco. Mr. Williams stated that a further interpretation obviously means that the Housing Authority has to have the financial capability. If the Housing Authority does not have the financial capability then there has to be some further interpretation. He again stated that in the absence of Counsel, he was not prepared to give any binding legal opinion.

Commissioner Ubalde asked Mr. Bradley if what he was saying is that the union could not accept the second point in the Executive Director's letter to implement comparability with the city's 1980 Salary Standardization and if they would rather the Authority terminate 27% of its employees in order to receive retroactive pay in July and not wait until October?

Commissioner Anderson stated that he thought we were confusing two issues. He felt that Mr. Bradley and Commissioner Ubalde are addressing the issue of the increase relative to 79-80. The issue at point now is the retroactive pay for 78-79 and the solution to that as offered by the Executive Director is that we shall continue to negotiate with HUD to try to find that kind of money inasmuch as we do not have it as this particular time. In the event that we are not successful in negotiating that kind of money from HUD, then and only then would it be an alternative to have the reduction that Mr. Bradley is talking about as presented by the Executive Director.

Mr. Bradley said that the response to their request for salary increases does not deal with retroactive pay. In fact, if this proposal were accepted it will have the effect of literally depriving Housing Authority employees of an additional three months salary under the 79-80 Salary Standardization Ordinance. So it means they would not only lose the seven months but would lose three months additional if Mr. Williams' proposal were accepted. Mr. Williams stated that he and Mr. Bradley had been talking for the past 72 hours and that they still differed on this point, and that it was a matter for further discussion with the union if they chose to do so.

Mr. Williams further stated that the Housing Authority's financial mechanism is substantially different from the City and County of San Francisco and also the Redevelopment Agency. He stated that each of these agencies were in a position over a year ago to make a reserve or a contingency in their budget to finance the salary increases that were held in abeyance with the advent of Proposition 13. This Authority for various reasons did not make such contingency planning available, and continued to pay salaries at the upper rate that were applicable at that time. He said we do not have the capability of financing a retroactive pay unless two things happen - one - additional funding is made available through HUD and secondly, if we must finance it we will continue to undergo a deficit in the Housing Authority's already deficit spending situation. Whether or not HUD will allow a waiver to continue to go into that deficit is a matter we have to take up with them. The other matter, of course, is that if there are no monies additionally and we can get a waiver on the deficit spending, then we would have to try to finance it out of this budget and the only way we can do it without further impairing services to the residents is to have some layoffs.

Mr. Bradley stated that if the choice given is "shall we ask people to work at less than they are entitled" as opposed to "should this Authority reduce its staff until it is able to pay the people an adequate wage" then the answer is very clear from the union's standpoint. We must have our people paid in the same manner that other jurisdictions. If the Authority has to reduce its staff then, as painful as it is, "you've got to bite the bullet". I know its painful and if I had a choice, or anything to do with it -- obviously I don't want to see my people laid off, but neither can I endorse them working at less than they are entitled to.

Mr. Williams stated that the two issues that we are discussing - this is in response to Mr. Bradley's contention that we are willing to allow his people to work at deflated salaries or less than comparable salaries -- are that the two increases will give every employee in a comparable classification with the city the same pay raise, or the same salary or wages as their counterpart at the city. There will be no difference in the pay scale upon the implementation of these two raises. The only difference is that it will not give them a seven month lump sum payment. If the implementation of these two raises goes into effect every person would be comparable with its counterpart in the city, although in many instances some persons at the Authority are already in excess of the counterpart at the city. Mr. Bradley stated that the city implemented pay increases from December to July, which is seven months retroactive pay. The Housing Authority's proposal calls for the implementation of that same pay structure in July. In October, the Authority will implement the 79-80 pay structure which the City implemented in July. He stated that not only will the employees not receive the retroactive pay, they will not receive the 79-80 pay increase until October. Therefore, you have a total of ten months that the Authority employees will be working at deflated wage rates.

Mr. Williams said that he differed with Mr. Bradley's interpretation and that they could get into the specifics in further meetings. He also stated it was not a question of employees being at a lower wage scale then their counterpart at the city. Mr. Bradley agreed that the salaries would be comparable but

he was concerned with the time span. Mr. Williams asked Mr. Bradley if what he was saying that his union members were so anxious to receive basically about a seven lump sum payment that they are willing to undergo a possible reduction in staff. Mr. Bradley stated his only desire was to see that his employees are paid what they are entitled to, how they get it is a matter that the Commission will have to deal with.

Commissioner Anderson suggested that the representative from the union had presented a well organized statement in support of the union's position. He also stated the response from the Executive Director is equally well-balanced but he felt that in fairness to the rest of the agend that the environment for adjudicating this matter would best be done across the union table with our representatives and the union and that if it is agreeable to the Commissioners and acceptable to the union representatives, he would like to suggest that we move on with the agenda.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

OPERATING BUDGET COVERING LOW RENT PROJECTS

RESOLUTION NO. 2252
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

RESOLUTION NO. 2252
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD approved rent schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1978 will not be less than the amount equal to one-fifth of the sum of the "Family Income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Mr. Williams said that the first resolution deals with the submission of the operating budget for the period October 1, 1978 to September 30, 1979. This budget is a revision of the budget that has been conditionally approved by HUD. We have made substantial adjustments in the budget to reflect the concerns of HUD as well as our own concerns about the way we are spending our funds. This budget represents a minimum that we can submit to HUD and still continue to operate at a sufficient level with the Housing Authority. The Executive Director said that some small increases were made in protective services. It is reflective of the Commission's concern and the concerns of the residents for some increase in security or protective services. We would like to have included the opening of two additional offices. It has long been my view that there are too many units per area manager. to allow them them to efficiently and competently maintain. We were looking for ways of adding some additional offices - one for conventional housing and one for our senior program. After review of the budget we found that we could not do this and still maintain the budget at some reasonable level. The other item that we wanted to include was some provision for rapidly trying to rehabilitate some of our vacated units - units that have been off the rent rolls that are depriving us of much needed revenue and resources and also providing low income residents with places to live. I had contemplated earlier making provision of approximately $150,000 for the purpose of contracting out with a private contracting firm for the rehabilitation of these units. Again, because of the constraints in the budgets we will not be able to accomplish this. We will be pursuing other sources of funding to carry out this particular program. One of those is the Community Development Block Grant funds. A request had already been submitted to the Mayor's Office. No decision has been made from the Office of Community Development as to whether this will be forthcoming. We will also be attempting to convert modernization funds that have been provided for the conversion of the Pink Palace for senior citizens for this particular activity.

Mr. Williams said that Mr. Millburn and his staff prepared this budget and Mr. Millburn was present to answer any questions that the Commission had. The matter has been reviewed by the Finance Committee and and they do have a recommendation for the Commission.

Commissioner Anderson stated he and Commissioner Hom met with Mr. Millburn and the Executive Director and that they concurred with the presentation of the Executive Director.

Commissioner Anderson moved for approval of the resolution with a second by Commissioner Hom. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

OPERATING BUDGET FOR SECTION 8 LEASED HOUSING

RESOLUTION NO. 2253
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979 COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618
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RESOLUTION NO. 2253
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET
THE PERIOD OCTOBER 1, 1978 to SEPTEMBER 30, 1979, COVERING
SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618
* *

WHEREAS, there is hereto and market Exhibit A the revised budget in summary form for low rent project operations under Contract SF-618 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (IHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Mr. Williams said that this resolution authorizes the submission of the Operating Budget for the period October 1, 1978 to September 30, 1979, for the Section 8 Leased Housing program. Again, this is a further revision of the budget as requested by HUD. The budget has also been reviewed by the Finance Committee.

Commissioner Anderson moved for approval of the resolution with a second by Commissioner Hom. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

OPERATING BUDGET FOR SECTION 23 LEASED HOUSING PROGRAM

The Executive Director introduced the next resolution.

RESOLUTION NO. 2254
* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979 COVERING
SECTION 23 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

RESOLUTION NO. 2254
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD OCTOBER 1, 1978 TO SEPTEMBER 30, 1979 COVERING
SECTION 23 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for leased housing project operations under Contract SF-268 covering the fiscal operating period October 1, 1978 to September 30, 1979; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1978 will not be less than the amount equal to one-fifth of the sum of the "Family Income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Mr. Williams said that the third resolution requests approval for the operating budget for the period October 1, 1978 to September 30, 1979, covering the Section 23 Leased Housing program under contract between the Authority and the Department of Housing and Urban Development. This budget has also been reviewed by the Finance Committee.

Commissioner Anderson moved for approval of the resolution with a second by Commissioner Hom. The vote was:

AYES:	Joan Bymes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

PAYMENT OF RETROACTIVE FRINGE BENEFITS TO CRAFT UNIONS

The Executive Director introduced the fourth resolution.

RESOLUTION NO. 2255
* * * * * * * * * * *

AUTHORIZING PAYMENT OF RETROACTIVE
CRAFT UNION FRINGE BENEFITS
* * * * * * * * * * * * * * * * * * * *

RESOLUTION NO. 2255
* * * * * * * * * * *

AUTHORIZING PAYMENT OF RETROACTIVE
CRAFT UNIONS FRINGE BENEFITS
* * * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority does not have written contracts with the various craft unions; and

WHEREAS, there have been informal negotiations between Housing Authority staff and the craft unions regarding union benefits among other things; and

WHEREAS, Housing Authority staff in the past agreed to provide benefits into union trust funds comparable to the prevailing rate; and

WHEREAS, HUD has authorized the Authority to begin paying union benefits at the prevailing rates and retroactively pay fringe benefits at prevailing rates for any period of time that the Authority was not paying said rates.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Beginning with the June payments, craft fringe benefits payments be at the prevailing rates as of this date as indicated in Schedule A attached.

2. The Executive Director be directed to enter into negotiations to resolve the issue of future fringe benefits.

3. The Executive Director be directed to enter into negotiations to determine the amount of retroactive fringe benefits payable.

4. The Executive Director be authorized to negotiate payment schedules with each union to eliminate the liability for retroactive fringe benefits.

5. This resolution take effect immediately.

SCHEDULE A

FRINGE BENEFIT RATES PER HOUR TO BE PAID BY THE HOUSING AUTHORITY

UNION	VACATION	HEALTH & WELFARE	PENSION	OTHER
Laborers	$1.10	$1.30	$1.75	$ -
Carpenters	1.00	1.575	1.81	.09 (D) .05 (G)
Painters	-	1.20	1.75	.40 (A) .40 (B)
Linoleum Layers	1.35	.85	1.65	.20 (C) .12 (H) .14 (D)
Electricians	12% of gross pay	1.36	1.255	-
Glaziers	-	1.05	1.55	.02 (D) .04 (H) .20 (C) 1.13 (B)
Plumbers: Journeymen	.61	2.205	2.15	.74 (A) 1.00 (E)
Subforemen (1-5)	.65	2.205	2.15	.78 (A) 1.00 (E) .03 (F)
Subforemen (6-9)	.66	2.205	2.15	.81 (A) 1.00 (E) .03 (F)

INDEX: (A) Holiday
(B) Beneficial
(C) Dues
(D) Apprentice
(E) Savings
(F) Convalescent Fund
(G) Benefit Collection & Enforcement
(H) Industrial & Promotional

Mr. Williams said that the fourth resolution was a resolution that was before the Commission at the last meeting but no action was taken due to lack of a quorum. This resolution authorizes a payment plan for retroactive fringe benefits to the craft unions.

The Executive Director said that in December, 1978, a brief strike occurred by the craft unions over this particular issue. The Authority tentatively reached an agreement at that time with the unions regarding payment. However, we were not able to make immediate payment on this because HUD had some concerns and we did not know what our financial capabilities were regarding these particular payments. We now have a better understanding of our financial situation regarding these payments and we have met with all the craft unions on this particular matter. We have reached an agreement with them regarding the scheduling of these particular payments. This resolution formally authorizes us to begin making these payments.

Commissioner Anderson moved for approval of the resolution with a second by Vice Chairperson Ubalde. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

APPLICATION FOR 80 ADDITIONAL SECTION 8 UNITS OF EXISTING HOUSING

The Executive Director introduced the fifth resolution.

RESOLUTION NO. 2256
* * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING ASSISTANCE PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO. 2256
* * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING ASSISTANCE PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section 8 program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the Area Manager of the San Francisco Area Office of HUD did allocate funds in the amount of $3,242,164, and did invite the Mayor of San Francisco, by letter dated March 21, 1979, to submit an application through the Mayor's designated Public Housing Agency (PHA) for funds to be used under the Section 8 Existing Housing Program to provide housing by subsidizing rentals of existing standard units in the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the Mayor of the City and County of San Francisco designated the Housing Authority of the City and County of San Francisco as the official PHA to prepare the application and administer the program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That the Executive Director is authorized to complete such application and to amend the Annual Contributions Contract with the Department of Housing and Urban Development to provide the necessary funds, when approved.

2. That this resolution shall become effective immediately.

3. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Mr. Williams stated that this resolution authorizes the submission of an application for 80 additional units of Section 8 Existing Housing units through the Department of Housing and Urban Development. Each Commissioner has a copy of a letter from HUD on this matter. He also stated that we had received a letter from the Mayor expressing her interest and requesting that we proceed as rapidly as possible in the preparation of this application. The resolution authorizes the Housing Authority to file the appropriate application and supporting documents to HUD to receive these additional Section 8 units.

Commissioner Anderson moved for adoption. Commissioner Hom seconded. The vote:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT	Cleo F. Wallace George Patton Colbert

Commissioner Anderson said he was pleased to see that we had requested three-bedroom units.

URBAN INITIATIVES ANTI-CRIME PRELIMINARY APPLICATION

The Executive Director introduced the sixth resolution.

RESOLUTION NO. 2257
* * * * * * * * * * *

RESOLUTION APPROVING AND AUTHORIZING THE FILING OF A PRELIMINARY APPLICATION PURSUANT TO THE URBAN INITIATIVES ANTI-CRIME PROGRAM FOR PUBLIC HOUSING
* *

RESOLUTION NO. 2257
* * * * * * * * * * *

RESOLUTION APPROVING AND AUTHORIZING THE FILING
OF A PRELIMINARY APPLICATION PURSUANT TO THE
URBAN INITIATIVES ANTI-CRIME PROGRAM FOR PUBLIC HOUSING
* *

WHEREAS, the U.S. Department of Housing and Urban Development has issued a notice inviting Public Housing Agencies with 1250 or more total public housing units in management to compete for funds under the Urban Initiative Anti-Crime Program; and

WHEREAS, the Housing Authority of the City and County of San Francisco has more than 1250 units under management; and

WHEREAS, there are substantial problems of crime, vandalism and security in the North Beach Public Housing Project in San Francisco; and

WHEREAS, the San Francisco Housing Authority is very concerned about the problems of crime, vandalism and security in the North Beach Project; and

WHEREAS, the Public Housing Tenants Association of San Francisco have recommended the filing of an Anti-Crime Application for the North Beach Project; and

WHEREAS, the North Beach Project Improvement Association have worked cooperatively with staff of the San Francisco Housing Authority, Police Department and Mayor's Office in preparing the preliminary application.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the San Francisco Housing Authority hereby supports the Urban Initiative Anti-Crime Preliminary Application for the North Beach Public Housing Project.

2. That the Executive Director be and is hereby authorized to file said preliminary application.

Mr. Williams stated that this resolution authorizes the filing of a preliminary application to the Department of Housing and Urban Development for Urban Initiatives Anti-Crime Program funds in which we had a very short deadline. The application was prepared in consultation with PHTA and the residents of North Beach. The deadline for filing this application was Friday, June 22, 1979. Although no formal meeting was held due to lack of a quorum, the Commissioners present at that meeting (Hom, Fong, and Byrnes) expressed their approval. At the request of the Chairperson, I polled the Commissioners, and upon reaching Commissioner Ubalde and discussing the application, he gave his approval. On that basis the application was filed. Mrs. Lillie Ransom, representing PHTA, wishes to address the Commission on this matter.

Mrs. Ransom said she was concerned as to why the Telegraph Hill Neighborhood Association was allocated $37,000 that has been appropriated for the tenants. She stated that they claimed they give services, but the tenants pay for the services at the child care center. The Telegraph Hill Neighborhood Association gets money from the San Francisco Foundation, Community Development and they should not be getting anything from the Anti-Crime funds because they are not connected with the Housing Authority.

Mr. Williams stated that the Telegraph Hill Neighborhood Association were requested by the North Beach residents to participate in the preparation of the application. Because of the residents concern regarding child care provisions and the employment opportunities of the youths as well as the employment of the residents, they wanted some experienced organization to help them in providing this particular opportunity. The Telegraph Hill people have been working at great length with the residents of North Beach on a number of programs and they felt that this was an opportunity again for their participation. Mr. Williams stated that this application has already been filed and we have no idea as to whether it will be approved. If we do receive approval, we will then submit further documentation and at that time, if Mrs. Ransom of the North Beach residents have reservations about the inclusion of this item we can then amend the application before it is finally submitted. He also stated that we are all concerned about security in other projects, but as mentioned when this program was announced, we can only submit an application for one particular project, and it was agreed that we would submit the application for the North Beach project.

Chairperson Byrnes stated that maybe Mrs. Ransom's concerns could be something that could be taken up later if we are fortunate enough to get this allocation and we could sit down and discuss it. She also wanted to know how many jobs would be available for residents. Mr. Williams stated that all the jobs mentioned in the application would be for the residents of the North Beach project.

Mr. Williams stated that throughout this application process, we met with the North Beach residents. There is included in the application a chronology of the various meetings that took place. On every key date we had the North Beach residents in attendance. Also included in the application is a letter of support from the Chairperson of the North Beach Tenants Association. He also stated he understood Mrs. Ransom's concerns about the other tenants and the other Housing Authority projects but again the regulations on this cleraly state that we can only make application for one project and not on an authority-wide basis. He also said he had letter of support from both Legal Assistance Foundation Offices in Chinatown and North Beach, who had representatives at the various meetings. Preparation of the application has certainly met with more than sufficient and adequate input and consultation and recommendations from the North Beach Tenants Association.

Commissioner Ubalde asked if the Telegraph Hill Neighborhood Center would still provide the type of services that were mentioned in the applicati- if they were not part of this application? Would they still be socially responsible for that area of North Beach? Mrs. Ransom stated that they claim they would, but the only thing she has found at the center is the child care.

Chairperson Byrnes asked the Site and Design Committee to work closely with the residents, with the Housing Authority, if we are fortunate enough to get this grant, to work out some of these problems.

Commissioner Ubalde stated that as a member of the Site and Design Committee he will discuss these concerns with the Chairperson of the Committee who was absent, and look at the application very carefully. He stated he was concerned about the possibility of any ripoffs although there were no facts to substantiate any. He also stated that the Executive Director had alluded to the discussion they had regarding the proposal. Commissioner Ubalde said his deepest concern is in regard to the tenants and community participation. The Commission requested some long-term solution in regards to North Beach and were not successful in that matter. We recognize that the crime is not going to be resolved in one year and we will see to it that everything is done to enhance this and project a long-term solution to our security problems.

Commissioner Ubalde moved for approval of the resolution and seconded by Commissioner Fong. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

AUTHORIZING-DEMOLITION HUNTERS POINT AND HUNTERS VIEW

The Executive Director introduced the seventh resolution.

RESOLUTION NO. 2258
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR DEMOLITION CAL 1-17A, LOWER WEST AND EAST, CAL 1-17B AND CAL 1-18(3), HUNTERS VIEW
* *

RESOLUTION NO. 2258
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR DEMOLITION
CAL 1-17A, LOWER WEST AND EAST, CAL 1-17B AND CAL 1-18(3),HUNTERS VIEW
* *

WHEREAS, on April 6, and April 9, 1979, the Authority advertised for bids for demolition of selected buildings at Projects CAL 1-17A, Hunters Point, Lower West and East, CAL 1-17B, Hunters Point and CAL 1-18(3), Hunters View; and

WHEREAS, on May 1, 1979, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

NAME OF BIDDER	BID AMOUNT
1. Allstate Excavating & Demolition	$ 86,000.00
2. Cleveland Wrecking	$ 167,000.00
3. Ferma Corporation	$ 211,395.00

WHEREAS, also on May 1, 1979, the Authority was notified by the apparent low bidder, Allstate Excavating and Demolition, that a substantial bid error was made in their proposal and that they request withdrawal of their bid; and

WHEREAS, upon review of said request and pertinent detailed justification received, it has been determined that sufficient justification exists to submit the documentation to the HUD area office for formal approval to accept withdrawal, in accordance with HUD regulations, and recommend award of a contract to the second low bidder; and

WHEREAS, after review of the estimate for the work, it has been determined that the second low bid received for the work is also within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the request for withdrawal of bid by the apparent low bidder, Allstate Excavating and Demolition, is accepted upon receipt of approval from the Department of Housing and Urban Development.

II. That immediately upon receipt of said approval from HUD, a contract be awarded to Cleveland Wrecking Company, the second low bidder, for the demolition work.

III. That this notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

IV. That this notice is contingent upon receipt and approval of the Contractor's Affirmative Action Program and receipt of satisfactory evidence of the Contractor's ability to produce a performance and payment bond confirming the work.

V. That this notice authorizes and directs the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority contingent upon the above.

Mr. Williams said this resolution seeks approval to award the contract for demoliton of the Lower West and East Hunters View Area and the Hunters Point area of the TPP. We have had pending with HUD for quite some time the matter of demolition of certain buildings that were incapable or economically infeasible of being rehabilitated. HUD has given us approval and bids have been solicited for the purposes of awarding the contract.

Commissioner Ubalde moved for adoption of the resolution and after the second he would like to comment. Commissioner Hom seconded.

Commissioner Ubalde stated that although he moved for adoption, Allstate might want to retract their bid because there was almost 100% difference between the first and second bids.

Larry MacMillen stated that were not going to award the bid to Allstate, but to the second bidder, Cleveland Wrecking. He stated that on the day the bids were opened, Allstate called and stated that they had made a clerical error and asked to have their bid withdrawn. This was reviewed by Counsel and Allstate has sent the material to HUD. The total amount of the mistake is about $30,000 which would make it more comparable to the second bidder.

The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

DEMOLITION OF 35 WEST POINT ROAD

The Executive Director introduced the final resolution.

RESOLUTION NO. 2259
* * * * * * * * * * *

RESOLUTION APPROVING THE DEMOLITION OF 35 WEST POINT ROAD
* *

RESOLUTION NO. 2259
* * * * * * * * * * * * * *

RESOLUTION APPROVING THE DEMOLITION OF 35 WEST POINT ROAD
* *

WHEREAS, on September 14, 1978, the Commission of the San Francisco Housing Authority adopted Resolution No. 2195 formally requesting approval of the Revised Demolition Plan for the Hunters Point Area from the Department of Housing and Urban Development; and

WHEREAS, Resolution No. 2195 did not limit additional demolition in the Hunters Point Area should conditions dictate such additional demolition; and

WHEREAS, on March 7, 1979, the Department of Housing and Urban Development approved the Revised Demolition Plan for the Hunters Point Area; and

WHEREAS, in the Department of Housing and Urban Development approval of the Revised Demolition Plan for the Hunters Point Area only requests for additional "major demolition at Hunters Point" would not be considered; and

WHEREAS, the building at 35 West Point Road, in the Hunters View Housing Project, CAL 1-18(3), has been severly vandalized and damaged, making rehabilitation costs approach the cost for new construction; and

WHEREAS, the isolated location of 35 West Point Road would make the safe and effective management of the building extremely difficult even if the building was rehabilitated; and

WHEREAS, for the above reasons, if 35 West Point Road is not removed from the Hunters Point area, the success of the rehabilitation work scheduled for the Hunters Point Area may be jeopardized; and

WHEREAS, the demolition of this building does not constitute additional "major demolition at Hunters Point"; and

WHEREAS, the demolition of any building must be formally approved by the Department of Housing and Urban Development, Headquarters Office before it can be implemented; and

WHEREAS, funds for the demolition of this building are available in the Phase VII Modernization Budget for the Hunters View Housing Project, CAL 1-18(3).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the building at 35 West Point Road be completely demolished and removed from the Hunters View Housing Project, CAL 1-18(3).

II. That concurrence for the demolition be requested from the Department of Housing and Urban Development.

III. That upon receipt of concurrence from the Department of Housing and Urban Development, the Executive Director shall take steps necessary to complete the demolition.

Mr. Williams said this resolution seeks approval to forward appropriate documentation to HUD requesting approval to demolish the building at 35 West Point Road. The matter of demolition in public housing requires approval by the Secretary of HUD, which requires us to give HUD substantial documentation to justify such demolition. It is our opinion and the opinion of the HUD Area Office that this building is not capable of being economically rehabilitated and for that reason we are requesting authorization to forward to HUD supporting documentation for this demolition.

Chairperson Byrnes asked what the total number of units that will be demolished between these two resolutions. Mr. Williams stated that this resolution involves 12 units and the previous resolution involves 122 units, totalling 134 units. Chairperson Byrnes asked if this would be the last of the demolition. Mr. Williams stated that this will be the last of the demolition at this time that HUD has authorized us to go forth with.

Commissioner Ubalde moved for adoption of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Booker T. Anderson James San Fong Ben L. Hom
NAYS:	None
ABSENT:	Cleo F. Wallace George Patton Colbert

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:00 a.m.

_____
Carl L. Williams
Secretary/Executive Director

_____
Joan M. Byrnes
Chairperson

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, July 12, 1979 Minute

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, July 12, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:00 a.m.

Roll call found the following members to be:

PRESENT: Joan Brynes, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Cleo Wallace, Commissioner
James San Fong Commissioner

ABSENT: Booker T. Anderson, Commissioner
Ben L. Hom, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Robert Reece, SFRA
Wilhelmina Santamaria
Tom Sullivan
Rebecca Purness, PHTA
Christine Neal, PHTA
Lidia Romera, Bernal
Remedios T. deLeon

3. APPROVAL OF AGENDA:

Vice Chairperson Ubalde moved for adoption of the agenda as presented with a second by Commissioner Fong. Unanimously adopted.

4. APPROVAL OF MINUTES:

Vice Chairperson Ubalde moved for adoption of the minutes of the meeting of June 28, 1979. Commissioner Fong seconded. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

SEATING OF COMMISSIONER OF PRESTON COOK

Mr. Williams announced that he has received copies of a letter of resignation from Commissioner Colbert and a copy of a letter of acceptance of that resignation by the Mayor.

Vice Chairperson Ubalde moved to accept the documents with a second by Commissioner Fong. Unanimously carried.

Mr. Williams said he has also received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor that Commissioner Cook is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner for a term on this Commission.

Vice Chairperson Ubalde moved that the documents be accepted and filed. Commissioner Fong seconded. Unanimously carried.

The Executive Director and the Commissioners extended their congratulations. Mr. Williams said he would mail the documents to Commissioner Cook.

7. REPORT OF COUNSEL:

Counsel said she had received a notice from the Appellate Court 1st Division that the International Hotel oral arguments would take place on July 24, 1979, and that a copy of the notice would be given to the Executive Director.

Chairperson Byrnes asked if this would be the final court action on the International Hotel? Counsel said that all pleadings have been submitted on the matter and it is now before the court for consideration. The request for oral arguments are usually made by Counsel for either side. Counsel stated that she had requested oral arguments on the case.

Chairperson Byrnes asked if the major issues was eminent domain? Counsel Johnson said that approximately a month ago the court notified both Counsels as to whether the International Hotel case was mute now that demolition had taken place. Each was asked to respond by letter to the court stating if the case should be removed from the calendar. She said she had sent a memo to the court and vigorously opposed any nove to take the case off the calendar. Even though the building is not there the land is and our eminent domain action is on the land and not necessarily the building and for the Appellate Court to dismiss the case at this point would mean that this Commission would have to go back for another resolution of necessity. Counsel said she told them that she felt this action would void the Superior Court action and would literally put us out of court if we attempt to go for another resolution of public necessity. Also we would find ourselves up against further litigation by Four Seas.

Counsel further stated that she felt that the issues dealt with here were much broader than the International Hotel. The issues are primarily with whether or not the Housing Authority, as a public agency, can take land within the inner city for a public purpose to develop low income housing. These questions need to be answered as they have not arisen before in a major California community. If we do not take this action, other parties could develop the property for other purposes. As pointed out to the Judge, these questions had to be answered now because of the need for public housing in the inner city and if this action is put out of the Superior Court we would have to start all over again.

Chairperson Byrnes asked if any other housing authorities in the country had moved on eminent domain" Counsel stated that other authorities have moved on eminent domain, but the Redevelopment Agency uses it more than housing authorities. Counsel also said that there is a statute in the California Constitution which allows housing authorities to move on eminent domain in any event. Our problem is whether or not large housing authorities can move on eminent domain and develop the land themselves. She said that we are the first housing authority to attempt to do this within the inner city through the process of eminent domain. A favorable court action would establish a right of eminent domain in California.

Commissioner Hom entered the meeting at 10:10 a.m.

Commissioner Wallace asked where are we financially regarding CD funds available and funds from the International Hotel?

The Executive Director said that the City holds $1.3 million of CD funds in a separate bank account. If we are successful in court, the funds would be used to pay for the property. The question of reimbursement is still unresolved with the city in regard to expenses incurred and is now under discussion with the Office of Community Development.

Commissioner Wallace said she was referring to the funds that were bound by the International Hotel, and do the offices for the International Hotel still exist and if the funds are still there, how much is remaining?

Mr. Williams stated that he has had discussions with representatives of the International Hotel Tenants Association (IHTA), and that there is some indication that the tenant organization is not as viable or strong as it used to be. However, they still have not disolved themselves as a legal entity. The Office of Community Development would have the responsibility of making contact with IHTA to see if they could live up to their part of the agreement. The Agreement required that they repay the city the monies set aside. The Housing Authority is not in a position to enforce that provision. In this instance we are just a vehicle for the acquisition of the property. Any funds owed by IHTA would be paid to the OCD.

Commissioner Wallace stated that the monies she made reference to were not funds from OCD but the security deposit that IHTA, as a tenant association, had set aside to deal with some portions of the litigation expenses and their commitments. She was concerned that if the offices no longer existed who has the right legally to sign off on funds. The deposit of $25,000 was to be used to defray expenses of the Housing Authority Counsel and court related expenses.

Mr. Williams said that although the original members are gone there were still individuals stating they were a standing organization.

Vice Chairperson Ubalde asked if the $25,000 was deposited with us? Commissioner Wallace said not that it is in a separate account which requires the signature of the Housing Authority and IHTA officers.

Chairperson Byrnes asked the Executive Director to check on this matter and report at the next meeting.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

DISPOSITION AGREEMENT FOR CAL 1-39, 939 AND 951 EDDY STREET

Mr. Williams said this item is the agreement between the Housing Authority and the San Francisco Redevelopment Agency for the development of 60 units of senior citizen housing at 939 and 951 Eddy Street. He said that in April, 1979, the Commission had approved the development program and the document before them called for the execution of the Disposition Agreement transferring the land and the building from the SFRA to the Housing Authority. Mr. Bob Reece of the Redevelopment Agency and staff from the Housing Authority were present to answer any questions.

Commissioner Wallace said that since it was previously mentioned that the financing of this project would be slightly higher, what was the amount. Mr. Evert Heynneman explained that the additional cost are $12,000 for 939 Eddy and $6,000 for 951 Eddy. An official notification has not been received but is expected shortly.

Commissioner Cook said that he would like to propose a modification to the Agreement which is found on page 11, 4 (a)(ii) dealing with discrimination by adding the phrase "sexual preference". He explained that since approximately 20% of San Francisco's population is Gay, it is important that this segment not be excluded.

Commissioner Wallace stated that although she is not opposed to adding "sexual preference" to the agreement, we usually lease to families with children unless they are veterans or handicapped and the word "sex" is already mentioned in the agreement.

Commissioner Cook said that "sex" in this instance applied to women and he wished to add a term to include Gays.

Commissioner Ubalde asked if the addition of this phrase would cause any delay or legal interpretation from HUD or the Redevelopment Agency? Mr. Williams said he did not believe it would entail any delay and in his opinion it is consistent with contemporary law but he would defer to Counsel.

Counsel Johnson stated that these contracts are usually boilerplate and contain language taken from HUD leases and contracts. She said she was uncertain if the Redevelopment Agency lease contained such language. She deferred to Mr. Reece of the SFRA.

Mr. Bob Reece said the Disposition Agreement was a HUD approved form and he did not believe that the addition of "sexual preference" would have any impact on the Agreement.

It was motioned by Commissioner Cook and seconded by Commissioner Ubalde that "sexual preference" be included as part of the Disposition Agreement in Section 4 (a)(ii). The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo Wallace James San Fong Ben L. Hom Preston Cook
ABSENT:	Booker T. Anderson

Vice Chairperson Ubalde asked if there was a resolution. The Executive Director stated that no resolution was required. Mr. Williams said the Commission had previously approved the development program and what is needed is the Commission's authorization to forward the Disposition Agreement to the Redevelopment Agency.

Commissioner Wallace asked for the opinion of Counsel in that the dollar figure had changed. Counsel Johnson said that usually all action by the Commission is done by resolution. She stated that if it is for consideration that is another matter, but if the terms have changed in any way it would have to be by resolution. Counsel was uncertain in what form the Agreement was being brought before the Commission.

Mr. Williams said that previously the Commission adopted a resolution which set forth the dollar amount of the program, and the amount is within the approved budget. If the amount were in excess then obviously we would have to execute another resolution. But, as indicated, the dollar amount is within the approved dollar amount that the Commission adopted on April 12, 1979.

Counsel Johnson said that the Commission approved the development program for CAL 1039 and that the action before them is for approval of the Disposition Agreement pursuant to CAL 1039, so it would appear that this would be another action. Counsel also stated that she was unsure if the Commission had to approve the Disposition Agreement, or if it was necessary to bring it before the Commission.

Chairperson Byrnes asked if it were safer to have a resolution on the Disposition Agreement. Counsel stated yes.

Vice Chairperson Ubalde asked if this matter needed action at this meeting. Mr. Reece said yes because the Redevelopment Agency was working under a time frame and the matter had to go before their Commission. In addition, one of the buildings is scheduled for occupancy on August 15.

Vice Chairperson Ubalde made a motion to approve the Agreement and a resolution will be formally acted upon at the next meeting. Commissioner Cook seconded. The vote was:

AYES:	Joan Byrnes
	The Rev. Dr. A. C. Ubalde, Jr.
	Cleo Wallace
	James San Fong
	Ben L. Hom
	Preston Cook
ABSENT:	Booker T. Anderson

SPEAKERS FROM THE AUDIENCE

Mr. Ashley Rhodes asked to speak to the Commission. He stated that he was in the janitorial business. On June 22, there was a bid opening on maintenance services and that they were the low bidder. They have yet to hear anything as to whether their bid was acceptable.

Mr. Williams explained that Mr. Rhodes was making reference to our request for outside contractors to perform janitorial services at 1815 Egbert and 440 Turk. During the bidding process one of the contractors stated they did not receive all the information and did not understand the bidding process. He said there was at least two challenges by prospective bidders regarding the bid documents and they have requested that we not award the bids. Because of this controversy I have asked staff to again prepare the bid documents so that we can go out to bid again.

Commissioner Wallace asked what the legal implications were. Counsel stated that it is difficult to give as the statutes on bidding as very specific in California. She would like an opportunity to review the matter and get back to the Commission.

Vice Chairperson Ubalde asked if the bids were announced publicly. The Executive Director said that all bidders and their representatives were present at the bid opening. Vice Chairperson Ubalde asked if Counsel was consulted for her legal opinion. Mr. Williams stated no. Vice Chairperson Ubalde suggested that the Executive Director and Counsel meet to discuss the bid procedure to avoid legal problems.

Commissioner Cook asked if the bids would be ready by the next meeting. The Executive Director explained that they probably would not. He said that he would have a clarification of whether we could rebid or if we had to abide by the bids previously submitted.

Mr. Bill Bradley came forward to speak to the Commission. He said that he just wanted to advise the Commission that they had been before the Labor Council to seek strike sanction and it was granted. He said that the union planned on striking on Monday. Mr. Bradley said there was a meeting with the Executive Director later that afternoon.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 10:50 a.m.

_____

Joan Byrnes
Chairperson

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, August 2, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in special session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, August 2, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:10 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Cleo F. Wallace, Commissioner
Booker T. Anderson, Commissioner
James San Fong, Commissioner
Preston Cook, Commissioner

EXCUSED: Ben L. Hom, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Tom Sullivan
Rebecca Purnell, PHTA
Christine Neal, PHTA
Susan Hughes, HUD
Bill Bradley, Local 400

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3. APPROVAL OF AGENDA:

Vice Chairperson Ubalde moved for approval of the agenda as presented with a second by Commissioner Wallace. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved for approval of the minutes of July 12, 1979, with a second by Commissioner Anderson. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Secretary said that he had two items to report. The first item concerned the Authority appearing before the Redevelopment Agency Commission pursuant to the Authority Commission's approval and recommendation on the 40 units of public housing to be developed in the Western Addition A-2 Area. The Redevelopment Agnecy Commission did approve the staff recommendations regarding the development of the 40 units. He stated that in all candor it was a most difficult session. There were a number of negative and abrasive comments regarding the problems of public housing, the people that will probably be living in the units, and a general concern among some of the new residents in the Western Addition of the propspect in public housing coming in to that area. The Secretary also said that it had been quite some time since he has personally witnessed this kind of open hostility along racial and class lines which was clearly evident at the meeting.

The Secretary said that he was pleased to have people from the community supporting the Housing Authority's position and he gave special thanks to Ms. Espanola Jackson for speaking for the public housing program. He also said that Commissioner Cleo Wallace was present and thanked her for her very strong statement on behalf of the Authority's efforts.

Mr. Williams said that although the Redevelopment Agency approved the Disposition Agreement between the Authority and the Agency, we will have to go back to the Agency within the next sixty days to finalize the Agreement. In the meantime, the Authority will try to address those issues that were legitimately raised prior to returning to the Redevelopment Agency for the finalizing of the Agreement.

The other matter that the Secretary had to report concerned his meeting with Mayor Feinstein. The Mayor had raised concern regarding vandalism. He said that she is very interested in taking some type of action to curtail vandalism in public housing. The Secretary said the Mayor has asked the Housing Authority to prepare some type of concentrated program and staff has been working along these lines and have been for quite some time. The Authority plans to accelerate those efforts. The Mayor has also requested input from the Commissioners in order to develop a program to help curtail vandalism. Mr. Williams said the Mayor is particularly concerned because vandalism has resulted in a number of units being taken off the rent rolls and not only is this constituting a blighting influence, but it also causes problems for the Authority in trying to rent these units. The Mayor plans to work closely with the staff, the Fire Department, the Police Department to get these issues resolved. The Mayor plans to take a tour of some of the public housing units, and the Secretary said that he would inform the Commissioners by telephone in case they wished to accompany the Mayor.

Chairperson Byrnes stated that since we now have a new Director of Maintenance she would like a report from him as to his suggestions on curbing vandalism in public housing units. She also asked the Executive Director to inform the Commissioners of any meetings at the Redevelopment Agency concerning the 40 units.

Commissioner Anderson said that he could appreciate the Mayor's concerns on vandalism. He said that all of us are concerned about this problem but without money we are limited in what we can do. The three procedures to deal with the problem is renovation, which requires money; increased security from our present security force, which requires money; and that all the units are located in the City and County of San Francisco and the Housing Authority should not be held totally responsible for security from our own Housing Authority Police security unit. We need increased protection from the San Francisco Police Department and all of these things cannot be accomplished without money.

The Secretary said that the Mayor has requested that the Police Department accompany her on the tour and that this seem indicative of her concern that the SFPD assume a greater role in this matter and that he will continue to impress upon the Mayor that the Housing Authority must have greater involvement from the Police Department in trying to resolve some of the problems in terms of security.

Chairperson Byrnes responded by saying that most of the vandalism occurs when units are vacant and that once procedures are established to move faster towared getting units back on the rent rolls, vandalism should decrease. She also stated that she agreed with Commissioner Anderson on some of the basic issues behind vandalism, but felt that it was a very practical thing that the Authority could handle.

Commissioner Anderson reiterated that renovation involved maintenance and without adequate funds there can be no maintenance.

Commissioner Wallace commented that she felt somewhat depressed by the Mayor's tour and attitude, particularly after the Redevelopment Agency meeting. She said that she felt that there was pressure involved because vandalism was raised during the Chinatown strike, and it appears that because of 40 units of low income housing there is a great concern for vandalism. She

said this issue was raised by Supervisors Gordon Lau and Molinari and they had stated they were willing to help do something to bring that change about particularly in the Chinatown/North Beach area. Commissioner Wallace said she hoped the Mayor would not only take issue on the Western Addition, but that she go throughout the city. She also asked that the Commission support the Executive Director in asking the Mayor to be more liberal in giving us funds to deal with the blight and deterioration particularly in the vandalized units.

Vice Chairperson Ubalde said that we all realize that this is election year and sooner or later the politicians and the community are going to need to find some scapegoats. He said that he was at the point of getting defensive and he did not want to get into that position. Vice Chairperson Ubalde said that he feels that one of the answers, as alluded to by Commissioner Anderson, regards funding, but he thinks the Commission needs a comprehensive report. He requested the Commission to instruct the Executive Director to prepare this report in order that the Commission might be better able to respond to the criticisms more accurately as to why there is a delay in getting units ready to put back on the rent rolls, and what the specific circumstances are that prevent it.

Commissioner Cook stated that he had read a report called "Request for Proposal", which stated that accounts receivable total one million and if whether it was rents that have not been paid or rent that are not high enough. He said he noticed that there are properties that are rented out to various city agencies and they seem quite low. Commissioner Cook said he thinks there are other ways internally to get more money. He suggested that the Authority diligently try to solve the accounts receivable problem.

Mr. Williams said there is an enormous accounts receivable problem and the Authority is in the process of developing policies to reduce this accounts. He also said that the Urban Initiatives Maintenance/Management Assistance Program is designed to address issues such as better management of our units, reducing the time lag in preparing apartment for rental and improving our capacity and capability in collecting rents. It is hopeful that the consultant firm that we ultimately hire will be able to work with the Authority in redesigning our system so that we can improve in all areas mentioned.

Commissioner Wallace said even though the Executive Director was under a great deal of pressure, she want to publicly commend him for his presentation before the Redevelopment Agency Commission.

7. REPORT OF COUNSEL:

Counsel report that on July 24, 1979, oral arguments on the International Hotel were heard. The court questioned whether the case was moot because the building had been demolished. She stated that she informed the court was not moot and that all questions were left for the eminent domain court ruling and were not before that court. She stated the eminent domain action was on the land not the fixtures and the building.

Chairperson Byrnes asked how much longer would it be before we receive a decision. Counsel Johnson stated that it would probably be within 30-60 days.

Commissioner Wallace asked what the Mayor's present position was on the International Hotel. Mr. Williams said he will be recommending to the Mayor that since the building is no longer standing that the agreement between the Housing Authority and the International Hotel Tenants Association is inoperable and that the Mayor can take action to rescind the agreement..

Commissioner Wallace inquired as to the status of our financial situation. Mr. Williams commented that he would provide the full Commission or the appropriate Committee with a report on the financial situation.

Chairperson Byrnes asked if the legal fees on the International Hotel were to be paid by the City through the funding that is available or do the fees come out of the Housing Authority funds? Counsel Johnson said that it was her understanding that it was separate funds set up by the IHTA and are not paid by the Housing Authority.

8. UNFINISHED BUSINESS:

DISPOSITION AGREEMENT

The Executive Director introduced the first resolution.

RESOLUTION NO. 2260
* * * * * * * * * * *

RESOLUTION APPROVING THE DISPOSITION AGREEMENTS BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE SAN FRANCISCO HOUSING AUTHORITY FOR THE SITES AND IMPROVEMENTS LOCATED AT 939 AND 951 EDDY STREET, PROJECT CAL 1-39
* *

RESOLUTION NO. 2260
* * * * * * * * * * * * *

RESOLUTION APPROVING THE DISPOSITION AGREEMENTS BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE SAN FRANCISCO HOUSING AUTHORITY FOR THE SITES AND IMPROVEMENTS LOCATED AT 939 and 951 EDDY STREET, PROJECT CAL 1-39.

WHEREAS, on May 22, 1975 at its regular meeting the Commission of the Housing Authority of the City and County of San Francisco adopted Resolution #1981; and

WHEREAS, in said resolution the Commission approved the locations at 939 and 951 Eddy Street in San Francisco for the use of Senior Citizen housing; and

WHEREAS, in said Resolution the Executive Director was authorized "to do all things necessary and proper to obtain approval from the Department of Housing and Urban Development to acquire the buildings either in a rehabilitated form or to be rehabilitated for the use of Senior Citizen Housing;" and

WHEREAS, this Commission at its regular meeting of April 12, 1979 adopted a development program for CAL 1-39; and

WHEREAS, in the development process for this project the approval and acceptance of the Disposition Agreements for the two locations is the next step,.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT;

1. The disposition agreements between the San Francisco Redevelopment Agency and the San Francisco Housing Authority for 939 and 951 Eddy Streets hereby are approved as recommended by the Executive Director.

The Executive Director said this resolution approved the Disposition AGreement for CAL 1-39, 939 and 951 Eddy Street. This matter was before the Commission at the meeting of July 12, 1979, and although we did not have a resolution prepared, the Commission directed staff to proceed in the exeution of the Disposition Agreement.

Vice Chairperson Ubalde moved for adoption of the resolution with a second by Commissioner Wallace. The vote was:

AYES: Joan Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Cleo F. Wallace
Booker T. Anderson
James San Fong
Preston Cook

NAYS: None

EXCUSED: Ben L. Hom

Chairperson Byrnes asked if according to he By-Laws all resolutions had to be in writing or can resolution be verbal. Counsel Johnson said that traditionally the Housing Authority has formulated resolutions prior to passage. She said that the Commission can at anytime pass a resolution whether it is in writing or not.

9. NEW BUSINESS:

AUTHORIZING AWARD OF CONTRACT, YERBA BUENA PLAZA

The Executive Director introduced the next resolution.

RESOLUTION NO. 2261
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FIRE ESCAPE DOOR SCREENS, CAL 1-18(2), YERBA BUENA PLAZA
* *

RESOLUTION NO. 2261
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FIRE ESCAPE DOOR SCREENS CAL 1-18(2), YERBA BUENA PLAZA
* *

WHEREAS, on June 11 and 12, 1979, the Authority advertised for bids for Fire Escape Door Screens; and

WHEREAS, on July 10, 1979, the following bids were received for the work, publicly opened in accordance with said advertisement and read aloud:

		BID AMOUNT
1.	Kingshill/Sutter Calif., J.V.	$162,518.00
2.	Crown Iron Works	288,000.00

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the installations of fire escape door screens be awarded to Kingshill/Sutter Calif., J.V. in the amount of $162,518.00.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said this resolution authorizes the award of contracts for security screens at Yerba Buena Plaza. Funds for this project are provided through the 1978 Community Development Program. He said that we have received two bids. It is the recommendation of staff that the low bid is acceptable and in order. We recommend approval of this resolution.

Commissioner Anderson moved for adoption of this resolution with a second by Vice Chairperson Ubalde. There was a question on the motion.

Commissioner Cook questioned the costs as they vary to a large degree and also asked if the low bidder had done prior work for the Authority. He said he was also concerned that even if a company is the low bidder it may not be the best company to do business with. He asked if the Authority keeps a record of companies that have done prior business with the Authority and is the lowest bidder checked either through the Better Business Bureau of other agencies and to their work performance.

Mr. Jack Crowder, Chief of Project Development, responded by saying that when the Authority receives a new low bidder, references are checked and along with the submissionof the bid package the contractor submits a record of past work performed. He said that this particular low bidder has previously performed work for the Authority. All companies have to be bonded prior to doing work. He also stated that discrepancy in bids is not an uncommon practice.

Commissioner Cook asked if the Housing Authority makes any preference for locally based companies, or is this legal? Mr. Crowder said no, and that he does not believe it is legal. He said that the Authority does exert all the pressures that we can for local minority contractors, and that numerous notices are mailed. However, the Authority does not normally solicit beyond the Bay Area.

The vote was:

AYES:	Joan Byrnes
	The Rev. Dr. A. C. Ubalde, Jr.
	Cleo F. Wallace
	Booker T. Anderson
	James San Fong
	Preston Cook
NAYS:	None
EXCUSED:	Ben 1. Hom

AUTHORIZING AWARD OF CONTRACTS - ENTRY DOORS

RESOLUTION NO. 2262
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RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR FURNISHING OF NEW ENTRY DOORS, CAL 1-15, PING YUEN
* *

RESOLUTION NO. 2262
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FURNISHING OF NEW ENTRY DOORS, CAL 1-15, PING YUEN
* *

WHEREAS, on March 20, 1979, the Authority advertised for bids for furnishing of New Entry Doors; and

WHEREAS, on April 10, 1979, the following bids were received for the furnishing of Entry Doors, publicly opened in accordance with said advertisement and read aloud:

1.	Viking Materials Company	$ 13,887.90
2.	Minton Company	14,274.00
3.	J. Di Cristina	16,081.50

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the furnishing of Entry Doors be awarded to Viking Materials Company in the amount of $13,887.90.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said these two resolutions seeks the award of contra[illegible] for installation of entry doors and hardware at the Ping Yuen development. These items are funded from the 1979 Community Development Block Grant Program. Staff has reviewed the bids and we recommend your approval of the award of the contracts.

Commissioner Cook said there is a clause which requires affirmative action on the part of the company doing the business. He asked if we have a policy that requires the manufacturer to have an affirmative action program.

Mr. Williams said that he does not believe we have that policy and that he does not believe that we can compel the manufacturer to adhere to this policy. He said that in many instances items are manufactured outside the state or even outside the country. However, we can hold the contractor to this requirement.

Commissioner Cook moved for adoption of this resolution with a second by Commissioner Fong. The vote was:

AYES: Joan Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Cleo F. Wallace
Booker T. Anderson
James San Fong
Preston Cook

NAYS; None

EXCUSED: Ben L. Hom

AUTHORIZING AWARD OF CONTRACT - HARDWARE, PING YUEN

RESOLUTION NO. 2263
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FURNISHING FINISH DOOR HARDWARE - CAL 1-15, PING YUEN
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RESOLUTION NO. 2263
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FURNISHING FINISH DOOR HARDWARE-CAL 1-15, PING YUEN
* *

WHEREAS, on March 20, 1979, the Authority advertised for bids for Finished Hardware; and

WHEREAS, on April 10, 1979, the following bids were received for the Hardware, publicly opened in accordance with said advertisement and read aloud:

1.	F. G. Norman and Son	$ 9,306.18
2.	Major Lock Supply	9,398.33
3.	Portola Hardware	9,434.79
4.	E. M. Hundley	9,671.22

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the furnishing of Finish Hardware be awarded to F. G. Norman and Son in the amount of $9,306.18.

II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.

III. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

AUTHORIZING AWARD OF EDA CONTRACT

The Executive Director introduced the next resolution.

RESOLUTION NO. 2264
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ALEXANDER GRANT AND CO. TO PROVIDE ACCOUNTING SERVICES
* *

RESOLUTION NO. 2264
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ALEXANDER GRANT & CO. TO PROVIDE ACCOUNTING SERVICES
* *

WHEREAS, on June 21, 1979, the Authority requested proposals from various CPA firms to audit the Authority's Economic Development and Administration Grant No. 07-51-21328 for the period of October 1, 1977 to March 31, 1979; and

WHEREAS, on July 3, 1979, the following proposals were received and reviewed by Housing Authority staff:

NAME	STAFF DAYS	AMOUNT
Peat, Marwick, Mitchell & Co.	8	$3,500
Laventhol & Horwath	10	3,800
Adams, Grant & White Co.	10	2,600
L. Andrew JeanPierre	11	3,200
Ernst & Whitney	8	2,000
Alexander Grant & Co.	9	2,125

WHEREAS, after a review of the proposals, the Housing Authority staff determined that the best proposal was Alexander Grant & Co.;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for performing an audit of the Economic Development Grant No. 07-51-21328 for the period of October 1, 1977 to March 31, 1979 be awarded to Alexander Grant & Co. in the amount of $2,125.

2. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf on this Authority.

Mr. Williams said this item authorizes the Executive Director to enter into an agreement with Alexander Grant and Company to provide accounting services for the auditing of the Economic Development Administration grant which the Authority has received sometime ago through a program administered by the Mayor's Office. He stated that we are required under this grant to have an audit on funds that have been expended. We asked that a contract be approved for this company since they are the low bidder.

Commissioner Anderson moved for adoption of this resolution with a second by Commissioner Cook. The vote was:

AYES: Joan Byrnes
The Rev. Dr. A. D. Ubalde, Jr.
Cleo F. Wallace
Booker T. Anderson
James San Fong
Preston Cook

NAYS: None

EXCUSED: Ben L. Hom

Commissioner Anderson asked what procedures were used to inform and/or locate the various accounting firms.

Mr. Williams explained that normally a Request for Proposal is sent specifying the proposed amount of money to be audited, what type of format is requested. Notices are sent to all accounting firms and particularly we try to seek out minority accounting firms. He stated that we did receive a proposal from Adams, Grant and White which is an Oakland based minority accounting firm. Mr. Williams said we do try to get minority firms involved in our work. He stated that Mr. L. Jean Pierre is a minority individual.

Commissioner Anderson asked if Mr. Jean-Pierre was based in San Francisco, to which Mr. Williams replied yes. Commissioner Anderson also said that there were several others who he thinks would be interested and he will provide the Authority with the names of these firms and/or individuals.

AUTOMOBILE LIABILITY INSURANCE

The Executive Director introduced the next resolution.

RESOLUTION NO. 2265
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RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR AUTOMOBILE LIABILITY INSURANCE
* *

RESOLUTION NO. 2265
* * * * * * * * * * * *

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR AUTOMOBILE LIAIBLITY INSURANCE
* *

WHEREAS, on June 1, 1979, the Authority requested bids for automobile liability insurance with a $500,000 combined limit applying to bodily injury and property damage; and

WHEREAS, on July 20, 1979, the following bids were received for providing automobile liability insurance with a $500,000 combined limit applying to bodily injury and property damage in accordance with said request for proposals and read aloud:

NAME OF INSURANCE COMPANY	NAME OF BROKER/AGENT	AMOUNT
Canadian Indemity Co.	Johnson & Higgins of California	$72,041

WHEREAS, after review of the bid, it has been determined the bid is within the funds available and an acceptable bid;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for furnishing automobile liability insurance with a $500,000 combined limit applying to bodily injury and property damage be awarded to Canadian Indemity Co. using Johnson & Higgins of California as their broker, with a premium of $72,041.00.

2. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Mr. Williams said this resolution authorizes the Housing Authority to select the Canadian Indemnity Company to provide the automobile liability insurance to the Authority. He said the Authority received only one bid and that it is proper and reasonable. Mr. Williams said he had several concerns because minority firms indicated that they have been excluded, not by our action, but by the economics of the situation. He said that suggestions had been made to him that we not go into competitive bidding. Mr. Williams said he had directed a letter to HUD on the question of competitive bidding. The HUD Area Office stated that their equal opportunity requirements mandate that we maintain the competitive bidding requirements, and that it was in the interest of minorities. Mr. Williams stated that the competitive nature of the bidding may account for the fact that we do not have many bids from minority firms.

Commissioner Anderson said that in spite of the economics we do have minority brokers who can work through certain big companies. He suggested that we not only advertise in the Examiner, Chronicle and Progress, but also in minority papers. Commissioner Anderson said he would be pleased to share the names of several minority brokers who can work through big companies.

Vice Chairperson Ubalde asked if it would be beneficial to the ethnic community if we were to rebid and it we would be able to attract the kind of firms that Commissioner Anderson spoke of. The Executive Director said that we needed insurance on our automobiles and not only would we possibly run into legal problems with the bidder, it would not be practical time-wise and he would urge against any such recommendation.

Commissioner Cook asked how many automibiles or trucks did the insurance cover. Mr. George Millburn, the Controller, said that it would cover approximately 100 automobiles and trucks.

Commissioner Wallace moved for adoption with a second by Commissioner Anderson. The vote was:

AYES:	Joan Byrnes The Rev. Dr. A. C. Ubalde, Jr. Cleo F. Wallace Booker T. Anderson James San Fong Preston Cook
NAYS:	None
EXCUSED:	Ben L. Horn

AUTHORIZING TRAVEL TO ARLINGTON, VIRGINIA - URBAN INITIATIVES TRAINING PROGRAM

The Executive Director introduced the next resolution.

RESOLUTION NO. 2266
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO THE
PUBLIC HOUSING URBAN INITIATIVES TRAINING PROGRAM
AUGUST 7-8, 1979, IN ARLINGTON, VIRGINIA
* *

RESOLUTION NO. 2266
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO THE
PUBLIC HOUSING URBAN INITIATIVES TRAINING PROGRAM
AUGUST 7-8, 1979, IN ARLINGTON, VIRGINIA
* *

WHEREAS, the agenda features a two-day training session on the implementation and understanding of the newly issued Project Based Budgeting Targeted Rehabilitation/Management Assistance notices; and

WHEREAS, the training sessions deals with pertinent issues that will allow a full understanding of the newly issued Project Based Budgeting and Targeted Rehabilitation/Management Assistance Notices that will afford the authority the opportunity to adhere to and administer the Urban Initiatives Program in a timely manner.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City and County of San Francisco that.

1. Three (3) staff members be authorized to attend the aforementioned conference.

2. Travel expenses be in conformity with the travel policy adopted on October 23, 1978.

3. This Resolution take effect immediately.

Mr. Williams said that the Housing Authority is one of a number of PHAs who have been selected by HUD to participate in the Urban Initiatives Program. There is a two-day workshop in Arlington, Virginia, and it has been recommended by HUD that we send staff in order for the authorities to be apprised of the latest information and guidelines to better enable us in the development and implementation of our program. Mr. Williams said that Mr. Dante Tapia, who is the staff person who will be monitoring our new accounting system and Mr. Jim Williams, who will serve as the liaison between the Authority staff and the consultant, are scheduled to attend this training session.

Vice Chairperson Ubalde moved for approval with a second by Commissioner Anderson. The vote was:

AYES: Joan Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Cleo F. Wallace
Booker T. Anderson
James San Fong
Preston Cook

NAYS: None

EXCUSED: Ben L. Hom

AMENDING THE PERSONNEL MANUAL

The Executive Director introduced the next resolution. He said that it was Counsel's opinion that the section on 'binding arbitration' in the Personnel Manual constituted an improper delegation of authority, and are seeking to amend this section as it pertains to the Personnel Manual.

Mr. Bradley stated that the membership of Local 400 was very concerned about the impact of the resolution. He said that although the Executive Director stated that it pertained solely to the Personnel Manual and had no bearing on the union contract, the union membership did not rely on this explanation. Mr. Bradley said that if this provision were to be amended he would like it clearly stated that it does not apply in any way to the agreement with the union. He said the union preferred that it not be adopted.

Commissioner Cook motioned that this matter be turned over to the Personnel Committee with a second by Commissioner Anderson. Unanimously carried.

Chairperson Byrnes stated that the matter will be referred to the Personnel Committee. Vice Chairperson Ubalde said that once he has met with Commissioner Fong and the Executive Director, the Commission and the union will be notified of the time of the meeting.

LOCAL 400 AGREEMENT

Commissioner Cook made a motion that the agreement between Local 400 and the Authority of July 20, 1979, be adopted. Commissioner Wallace stated that she had not received a copy of the agreement and that the matter be tabled until the next meeting.

Commissioner Cook said he was also concerned about the excessive number of copies that were made and felt it was an unnecessary waste of a resource in both time and money. The Executive Director explained that the reason for the duplication was because sometimes Commissioners do not bring materials mailed to the meeting.

Commissioner Cook motioned that only one copy of documents be provided and that it be provided the Friday prior to a meeting or at the latest the Monday before a scheduled meeting. Vice Chairperson Ubalde said this was somehting the Commission can agree upon and he did not think a motion was necessary to deal with this matter.

SPEAKER

Mr. Charles Walker said that approximately six to eight months ago he and some other people formed a business. He said they were successful in receiving bonding in order to be able to bid on projects in the Bayview-Hunters Point area. About two weeks ago he spoke to staff at the Housing Authority and asked if the bid could be delayed two weeks so his company would have an opportunity to bid. Mr. Walker stated he was told that this could not be done. Mr. Walker said at the bid opening the bids came in about one million over the budgeted amount and he again asked if his company could bid. He said he feels that if affirmative action is to be effective the Authority should seek out, and and assist local minority firms so that these firms would have an opportunity to be involved in the work, particularly in the community and where federal, state and local funds are being spent. He said his firm needed an opportunity to bid the jobs and asked the Commission if there was any legal way for them to submit a bid.

Mr. Wil Ussery, Chief, Program Development, said that his office has been in contact with the Area Office of HUD regarding the bids. He said the bids did come in over the estimate. He said they are currently reviewing options that the Authority have with the project. He said the bids were over the budgeted amount by approximately $1.9 million, and the staff is working with HUD to see if we can get the additional $1.9 million or how to use available funds that we now have if we cannot get the funds from HUD. Mr. Ussery went on to explain that one of the reasons that the Authority wished to proceed with Part A is that inflation on construction usually exceed 1% per month. He said to rebid would add approximately $300,000 to the cost of a $3.0 million project. He also said there is a question on whether we would receive a lower bid, based on an analysis of the Hunter View bid and also the Harbor Slope bids..

Commissioner Anderson motioned that this matter be tabled until we have received some clarification from the Central Office and Area Office of HUD. Seconded by Commissioner Ubalde.

10. ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 11:10 a.m.

Joan Byrnes, Chairperson

Carl L. Williams
Secretary/Executive Director

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8/23/79

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
Thursday, August 23, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in special session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 a.m., Thursday, August 23, 1979.

1. ROLL CALL:

SEP 13 1979

DOCUMENTS DEPT.
S.F. PUBLIC LIBRARY

Meeting was called to order by Chairperson Byrnes at 10:12 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A. C. UBALDE, Jr. Vice Chairperson
James San Fong, Commissioner
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

Chairperson declared a quorum present.

Commissioner Booker T. Anderson entered the meeting at 10:27 A.M.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Ashley Rhodes, AS&L Maintenance Company
Leroy Moore
Susan Hughes, HUD
Charles Walker
Davis Schwartz, Deloitte, Haskins & Sells
Tom Rubin, Deloitte, Haskins & Sells
Paul Johnston, Local 400

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda as presented with a second by Vice Chairperson Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Vice Chairperson Ubalde moved for approval of the minutes of August 2, 1979, with a second by Commissioner Fong. Unanimously approved.

5. GENERAL COMMUNICATIONS:

The Executive Director informed the Commission that the Authority is in receipt of communication from HUD regarding the Anti-Crime Proposal submitted earlier this year. Revisions must be into Washington postmarked by September 4, 1979. Complete packages summarizing the entire matter will be sent to the Commission. A meeting was held with residents, supporters, PHTA and North Beach Project members to discuss the anti-crime matters.

There were 39 housing authorities competing, including this Authority. This Authority's application of $500.000.00 was within the funding level.

Commissioner Cook asked it there has been any response to this letter.

Mr. Williams advised that a staff response will be prepared and copies will be forwarded to the Commissioners.

Mr. Williams also asked that if any members of the Commission would like to participate in preparing a response that their imput would be appreciated.

Chairperson Byrnes stated that anyone who wishes to address the Commission to do so by filling out a card prior to the meeting and indicate which item on the agenda they wish to address. The card should be presented to the Secretary of the Commission. It was asked that all speakers limit their talk to 5 minutes.

6. REPORT OF SECRETARY:

The Secretary announced that the Authority had received from the Office of the Mayor certified copies of Letter of Reappointment, Letter of Acceptance, Reappointment Forms, Oath of Office, Certificate of Reappointment and Certificate by the Mayor that Commissioner James San Fong be reappointed for another term. Vice-Chairperson Ubalde moved that the documents be accepted and filed. Commissioner Cook seconded. Unanimously approved.

Vice-Chairperson Ubalde moved that Commissioner Fong be seated as a member of the Authority forthwith. Commissioner Cook seconded. Unanimously approved. The Executive Director and the Chairperson congratulated Commissioner Fong. Mr. Williams said he would present copies of the basic documents to Commissioner Fong after the meeting.

The Secretary announced that he had received copies of a letter of resignation from Commissioner Cleo F. Wallace and a copy of a Letter of Acceptance of that resignation by the Mayor. Vice-Chairperson Ubalde moved to accept the documents. Commissioner Hom seconded. Unanimously approved.

Secretary also announced that he received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor that Commissioner Brooks is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner Brooks for a term on this Commission.

Commissioner Hom moved that the documents be accepted and filed. Vice-Chairperson Ubalde seconded. Unanimously approved.

Vice-Chairperson Ubalde moved that Commissioner Brooks be seated as a member of this Authority forthwith. The Secretary extended congratulations and said he would present copies of the basic documents to Commissioner Brooks after the meeting.

7. REPORT OF COUNSEL:

None

8. UNFINISHED BUSINESS:

Secretary recalled that at the Commission Meeting of August 2, 1979, the matter having to do with the proposed amendment to the Housing Authority's Personnel Manual as it relates to binding arbitration was referred to the Personnel Committee for futher deliberation.

The meeting was held and Chairman of the Personnel Committee Vice-Chairperson Ubalde, reported that the committee conferred with both Local 400 and Local 14 and that their concerns were taken under advisement.

That meeting was recessed. The Personnel Committee then reviewed and discussed the specific issues that were raised.

The Personnel Committee will meet and confer with the union representatives again as per practice of labor negotiations.

Additionally, the Personnel Committee will submit their recommendations to the Commission, as a whole, hopefully by the first meeting in September.

Vice-Chairperson Ubalde also stated that the staff has been studying the Personnel Manual in total. Once this review has been completed, final recommendations will be submitted to the Personnel Committee for their review and recommendations to the Commission.

The Secretary announced that Mr. Paul Johnston, Business Representative for Local 400, wished to address the Commission in reference to aforementioned matter.

Mr. Johnston informed the Commission that he was replacing Mr. Bill Bradley as the business agent for Local 400. He said he would work to strengthen the agency and to improve working conditions for Housing Authority employees.

Mr. Johnston then asked what the correct procedures are for conferring union matters. He wanted to know if the staff or the Commission would be handling these matters.

Vice-Chairperson Ubalde advised Mr. Johnston that it was the responsibility of the Personnel Committee to listen to the recommendations of the staff and also to the recommendations of Local 400. The Personnel Committee would then study the issues and then submit their recommendations to the Commission as a whole.

Mr. Johnston then stated that if there are to be any changes made in the Memorandum of Agreement, Local 400 should be consulted. It is his feeling that if changes, modifications or updating the entire Agreement are made, the language should be reflected in the Personnel Manual.

Mr. Johnston further stated, "We hope that in looking at modifying the Personnel Manual you won't be considering changing our working conditions separate from modifications in our agreement itself because that would make the process of meeting and conferring around the contract a travisty and we assume that this will not happen. It is our understanding that the Commission decided to refer the matter to the unions to meet and confer and to try to reach an agreement. At the meeting we asked that you meet and confer with us and to try and seek an agreement because there are many things that need to be clarified.

You adjourned the meeting and we were told that you would be having another meeting to discuss this, and it is our hope that you haven't reached a final conclusion on this matter prior to clarifying these issues with us.

We look forward to meeting with you again and it is our hope that you will be trying to reach an agreement with us on this matter rather than simply telling us about a conclusion that you have already established."

Vice-Chairperson Ubalde assured Mr. Johnston that the meeting had been recessed specifically so that an appropriate time could be set for all unions involved without going through another process of announcements.

Chairperson Byrnes asked Commissioner Ubalde if he would consider setting a date and time for the meeting at this time. Commissioner Ubalde replied that he needed additional time to consult with the Personnel Committee.

LOCAL 400 AGREEMENT:

Secretary reported that the Commission did not wish to take action on this matter at this time.

Commissioner Cook said that Mr. Johnston seemed to be talking about two issues - one the specific area of binding arbitration and the other the Personnel Manual - which he felt should be referred to the Personnel Committee.

Commissioner Cook also stated that he felt staff did a very good job regarding the settlement, especially the Secretary in particular, and he moved that the Local 400 Agreement Settlement be approved.

Chairperson Byrnes moved for the adoption of this resolution. Vice-Chairperson Ubalde seconded. Unanimously carried.

URBAN INITIATIVES MANAGEMENT/MAINTENANCE ASSISTANCE CONSULTANT CONTRACT:

Secretary commented that this matter is one that has been at staff level for sometime and what it does is to provide, through the Urban Initiatives Program, financial assistance in order that this agency can engage the expertise of a management consultant firm for the purpose of working with staff to improve the management and maintenance operations which are lacking in terms of efficiency. He stated a total review of the missions and objectives of this Authority is needed.

To meet these concerns, the Authority sent out request for proposals There were approximately twelve to fifteen responses. All but five were screened out.

Secretary stated that that Executive staff, Mayor's Office of Community Development, PHTA past and present presidents, Ms. Ransom and Cleo Wallace, along with HUD representatives participated in the drafting of the request for proposal and also in the screening and interviewing of the finalists.

Secretary further stated that staff recommends the firm of Deloitte, Haskins & Sells. He said the recommendation is a result of a vigorous scrutiny by the MAP team.

Secretary noted that representatives from the firm were present at the meeting in the event the Commission had any questions.

Vice-Chairperson Ubalde said that he was concerned that he did not have a list of the other firms who were considered. Secondly, he was concerned about the matter of a strong affirmative action program and thirdly, he was concerned that this firm is New York based. He felt there are firms in San Francisco who should have had the opportunity to be considered. He continued stating that if we are to give our ethnic minorities the opportunity for this contract this is the time to do it rather than hiring a firm from out of town.

Secretary responded by saying that the affirmative action requirements were a major concern of staff. He said only one minority firm submitted a proposal out of the original twelve to fifteen proposals. One local firm submitted a response to this proposal.

Secretary further stated that he personally contacted a number of minority firms and urged them to participate. He was advised that they did not have the time or did not have the resources available to them. Secretary said he also suggested a possible joint venture.

Mr. Rubin, Project Manager with Deloitte, Haskins & Sells addressed the Commission and stated that approximately 25% of the firm's total staff is either minority or protected groups (1/2 minorities and 1/2 non-minority females.

He continued stating that in the local offices for the past year that figure is a total of forty percent. He said there are minorities at all levels in the firm and in the local offices several minorities are partners. He said one of the key persons working with the Housing Authority is a Ms Keisha Manley, a black woman with a Masters Degree in Social Services and currently pursuing her PH.D. He said Ms. Manley is aware of the problems in public housing and is interested in helping to improve the Authority's operations.

Mr. Rubin said the firm is a national firm with headquarters in New York, but they have offices throughout the courntry. He said there are over 300 professionals in San Francisco, most of whom will be working with the Authority staff. He said they are experts with previous experience in housing.

Chairperson Byrnes asked the length of time this firm expected to take on this project. She asked about the firm's background and their experience in working with other housing authorities.

Mr. Rubin responded by saying that he personally has spent five or six years in serving state and local governmental units heavily involved in maintenance systems - primarily vehicle maintenance and property maintenance. He said he has personally managed projects for governmental units of this size and considerably larger.

Mr. Swartz added that the firm is currently under engagement with two other housing commissions. He said one was in Hawaii and one in Seattle and that they recently completed a performance audit of the San Diego.

Commissioner Anderson stated that he did not intend to vote on the issue because he had an unreadiness about the matter. He continued by saying that he did not impute the integrity of the firms's representatives, but he would like to see something in writing, specifically, names, length of employment,etc. He said he would like to talk further with the firms representatives and possibly have an executive session before voting.

Commissioner Anderson moved that this item be tabled until the next Commission meeting.

Commissioner Cook directed his concerns to the representatives of Deloitte, Haskins & Sells regarding their management of future properties. He asked if the firm would be looking into the possibility of procuring the services of staff other than Housing Authority staff, and if so, he would like this matter looked into as an option in the area of management and maintenance operations of this agency's properties.

Mr. Swartz replied yes to both questions and stated that it is their position to improve management generally and that of any future properties that would be added as a parcel of that job.

Vice-Chairperson Ubalde seconded the motion to table this matter.

Commissioner Cook acknowledged his confidence in the staff's judgement and that of the Executive Director. He said it was his feeling that a concertive effort was made to locate a minority contractor. He said the issue has been delayed too long and he suggested the Commission act today and the concerns of Commissioner Anderson could be brought up in the interim.

Secretary stated that extraordinary efforts were made in trying to get minority participation on this project but to no avail. He noted that Commissioner Anderson's concerns could be an amendment to the resolution instructing that as part of the final negotiations on a contract that those numerical data be provided and that the contract document would have to meet all affirmative action provisions - that it was a matter of l...

Secretary recommended passage of the resolution.

Chairperson stated that it was moved and seconded that the awarding of the Urban Initiatives Management/Maintenance Assistance Consultant Contract be tabled, and she called for the vote. The vote was:

AYES:	Commissioner Fong	NAYS:	Commissioner Cook
	Commissioner Ubalde		
	Commissioner Hom		
	Commissioner Anderson		
	Commissioner Brooks		
	Commissioner Byrnes		

Chairperson announced that the awarding of the Urban Initiatives Management/Maintenance Assistance Consultant Contract be tabled.

AWARD OF CONTRACT FOR JANITORIAL SERVICES FOR 440 TURK STREET AND 1815 EGBERT STREET:

Following Resolution was introduced by the Secretary.

RESOLUTION NO. 2267
* * * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH A.S.& L. MAINTENANCE COMPANY FOR THE PROVISION OF JANITORIAL SERVICES AT 440 TURK STREET AND 1815 EGBERT.
* *

Secretary announced that the lowest bidder for the janitorial services for the administrative offices at 440 Turk Street and 1815 Egbert Street, was the firm of A.S.& L.

Secretary recalled that the bidding tabulations had been forwarded to the Commission.

Secretary noted that the firm is managed by young, aggressive men and that it is a minority firm. Secretary said he was pleased to recommend this firm.

Mr. Ashley Rhodes, representative of the firm and a former Housing Authority employee thanked the Commission for affording his company the opportunity to service the Authority.

Commissioner Cook asked if this contract also included maintaining the Authority's parking facilities. Secretary responded that the Authority's maintenance department maintains the parking areas.

Commissioner Cook moved the foregoing resolution be adopted. Commissioner Brooks seconded and upon Roll Call the "Ayes" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Cook		
	Commissioner Hom		
	Commissioner Brooks		

Chairperson declared said motion carried.

9. NEW BUSINESS:

AUTHORIZING AWARD OF CONTRACT, CAL. 1-9, HARBOR SLOPE, AREA E.

The following Resolution was introduce by the Chairperson.

RESOLUTION NO. 2268

* * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT, CAL.1-9, HARBOR SLOPE, AREA E

* *

RESOLUTION NO. 2268
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 116 DWELLING UNITS IN HARBOR SLOPE PUBLIC HOUSING PROJECT CAL 1-9, CONTRACT E

URBAN INITIATIVES PROGRAM

WHEREAS, on May 14 and 15, 1979, this Authority advertised for bids for the rehabilitation of the dwelling units in Harbor Slope Public Housing Project Cal 1-9; and

WHEREAS, the following bids were received for the rehabilitation work in Contract Area E, publicly opened and read aloud:

		Base Bid #1	Base Bid #2
1.	S.J. Amoroso/Verrett Contruction Co., a J.V.	$3,120,700.00	$3,345,000.00
2.	Nibbi Brothers	$3,217,000.00	$3,443,000.00

WHEREAS, the Authority has evaluated the bids, and conferred with HUD regarding them, and has determined that funds are available to award the contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for rehabilitation of 116 dwelling units be awarded to S.J. Amoroso Construction Co., Inc. and Verrett Construction Co., a joint venture, in the amount of $3,345,000.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

Chairperson recognized Mr. Charlie Walker, representative of the DeNarde Construction Company, who wished to address the Commission.

Mr. Walker stated that the DeNarde Company bid on this contract earlier in the year and the bid was eight to twelve percent over budget. He said they were informed by Mr. Macmillan of the Authority Planning Department that the contract would be put out to bid again since the bids received were over the budget.

Mr. Walker continued that the DeNarde Company did not object to another firm being awarded the contract. However, he is requesting the DeNarde firm be recommended by staff for future contracts when they are the lowest bidder.

Mr. Walker said that Mr. Dishroom, Area Director of HUD, advised the DeNarde firm that they were not accepted not because of the eight to ten percent bid over budget, but because of the Housing Authority's non-conformity to the Affirmative Action audit.

Mr. Walker indicated it was his feeling that problems have occurred solely because he is a member of the DeNarde organization. He said people must understand that Black people in business who do anything out of the norm are not radicals. He suggested that there be certain ground rules in the future in conjunction with bidding and the specific treatment by Housing Authority staff toward certain contractors.

Secretary responded to Mr. Walker by saying that on the issue of certain contracts not being awarded to the DeNarde Company because of Mr. Walker's association, that appropriate disciplinary action would be taken against staff if Mr. Walker has factual information.

Secretary stated that he did not want any clouds of suspicion surrounding the awarding of contracts. He did not want the public to feel there were hidden agendas.

Mr. Wil Ussery, Director of Program Development, addressed the Commission and stated that there are two facets in the awarding of contracts. The first has to do with the process that we employ in contacting the general community and the minority contract community in the particulars of the bidding opportunities on construction work that is under way. Mr. Ussery noted that the Housing Authority has in fact achieved a reputable use of minority contractors in the Bayview-Hunters Point Project activities that is second to none in Northern California.

Mr. Ussery continued saying the second facet in awarding contracts is the process of analyzing the bids and making appropriate recommendations to the Commission.

Mr. Jack Crowder, Chief of Project Development, stated that our normal procedure is to publicly advertise in the Daily Pacific Builder. Our office procedure is to seek out as many known contractors in the area and individually send them invitations to bid with the emphasis on minority general contractors and subcontractors. He said we are also obliged to conform to Section 3, which is project area firms.

Commissioner Anderson noted that Mr. Walker was not present to object to the contract being awarded to another company, but to discuss the inconsistencies of awarding future contracts.

Mr. Walker again asked what consideration his firm would receive if in the future they are the low bidder. He asked if there could be a commitmen from the Commission.

Commissioner Anderson pointed out that it might present legal problems to make a commitment of that sort, while at the same time it could be legally advantageous to the bidders. He said the bidder has the responsibility to monitor contract awards that he may be concerned about.

Commissoner Anderson continued stating that Mr. Walker wants to know whether or not the DeNarde Company will be rejected if they submit a bid that is twenty to thirty percent over budget.

In response to a query from the Chairperson regarding the procedures of handling bids that are over budget, Secretary responded that HUD must approve all contracts. He said staff consults with the technical staff at the HUD Area Office regarding every contract that the Authority awards or recommends.

Secretary continued stating that circumstances affect each contract. He said that for obvious reasons it would be impossible to predict that six months from now, with inflationary rates, changes in the building structures and other changes, that a percentage figure can be set now from which we will not deviate. However, if there are any inconsistencies in Mr. Walker's mind then staff would certainly meet with him and resolve those concerns.

Commissioner Anderson moved to approve the resolution and deal with Mr. Walker's suggestion at a later date.

Commissioner Ubalde asked for clarification of the base 1 and base 2 bidding procedures.

Chairperson noted that there had been a motion to preclude this resolution. That Commissioner Anderson requested an executive session be held to discuss the whole area of contracts relative to affirmative action, minority hiring and the awarding of contracts.

In response to a query from Commissioner Cook as to the advisability of having an opened or closed meeting, Counsel stated that you can hold closed executive sessions in two instances. One is in dealing with employment matters or with employees specifically. Another is in dealing with litigation or in terms of meet and confer sessions with negotiators.

Counsel continued stating that an open session can be held when Commission wants to discuss the same type of matters that are being discussed now, but the Commission could not go into executive session to discuss matters pertaining to contracts or policies unless they are in litigation or have to do with termination of employees or something of that nature.

Commissioner Anderson said he had no objection to an open session. He feels the issues are very important and more time is needed to study these issues.

Commissioner Ubalde said he seconded the matter of holding a closed session because there may be some personnel issues which may be discussed.

Commissioner Anderson withdrew the motion to hold executive session and moved that the concerned issues and contracts be referred to the appropriate committee. Commissioner Cook seconded. Unanimously carried.

Secretary stated that it was his opinion that is a matter for the Site and Design Committee and a meeting would be scheduled for that Committee to deal with the issues.

Mr. Walker then stated that the answers to his questions were not clear to him.

Chairperson Byrnes stated the Site and Design Committee will meet and their report will be presented at the next Commission Meeting. She said all aspects of awarding contracts will be discussed.

Commissioner Anderson asked that Mr. Walker be invited to attend the Site and Design meeting.

Commissioner Anderson moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Commissioner Byrnes
Commissioner Ubalde
Commissioner Anderson
Commissioner Fong
Commissioner Hom
Commissioner Cook
Commissioner Brooks

NAYS: none

Chairman declared said motion carried.

AUTHORIZING EXECUTION OF AN AMENDMENT TO THE ANNUAL CONTRIBUTIONS CONTRACT SF-55 AND AUTHORIZING ITS EXECUTION for Project Cal. 1-39 939 and 951 EDDY STREET:

Following resolution introduced by Commissioner Byrnes:

Secretary noted that this is a procedural matter, that Commission previously authorized staff to purchase these units for the senior citizens in the Redevelopment Area of the Western Addition.

RESOLUTION NO. 2269
* * * * * * * * * * * *

RESOLUTION APPROVING AN AMENDMENT TO CONSOLIDATE ANNUAL CONTRIBUTIONS CONTRACT NO. SF-55 AND AUTHORIZING ITS EXECUTION
* *

RESOLUTION NO. _____
* * * * * * * * * * * * *

RESOLUTION APPROVING AN AMENDMENT TO CONSOLIDATE ANNUAL CONTRIBUTIONS CONTRACT NO. SF-55 AND AUTHORIZING ITS EXECUTION
* *

The HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964, (which, as amended, is herein called "Contract") with the United States of America (herein called the "Government").

WHEREAS, it is deemed advisable by the Local Authority and the Government to amend the Contract in the particulars to be indicated in such Amendment and which have been generally determined by the Government and are known to the Local Authority; and

WHEREAS, the Government is in the final stages of authorizing funds for a project to be known as Project No. CAL-1-39 for approximately 60 units; and

WHEREAS, the Government will shortly be forwarding an Amendment to the Contract concerning said Project; and

WHEREAS, the Local Authority desires to eliminate any delay in executing the Amendment and returning it to the Government for execut

NOW, THEREFORE, BE IT RESOLVED by the Local Authority as follows:

1. The proposed Amendment to the Contract is hereby approved and accepted.

2. The Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment and all other documents on behalf of the Local Authority, and the SECRETARY or ASSISTANT SECRETARY is hereby authorized to attest such documents on behalf of the Local Authority and to impress its official seal thereon and to forward the executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

3. This resolution shall take effect immediately.

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Anderson seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Fong		
	Commissioner Anderson		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

Chairman declared said motion carried.

OPERATING BUDGET FOR SECTION 23 LEASING HOUSING:

The following Resolution introduced by Chairperson Byrnes:

RESOLUTION NO. 2270
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING SECTION 23 UNITS UNDER CONTRACT NO.SF-268
* *

RESOLUTION NO. 2270
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING SECTION 23 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-268
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for leased housing project operations under Contract SF-268 covering the fiscal operating period October 1, 1979 to September 30, 1980; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1979 will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Commissioner Anderson moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

Chairperson declared said motion carried.

APPROVAL OF OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING SECTION 8 LEASED HOUSING:

Following Resolution introduced by Chairperson Byrnes:

RESOLUTION NO. 2271

* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO.SF-618

* *

RESOLUTION NO. 2271
* * * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD OCTOBER 1, 1970 TO SEPTEMBER 30, 1980
COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for low rent project operations under Contract SF-618 covering the fiscal operating period October 1, 1979 to September 30, 1970; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Commissioner Anderson moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

Chairman declared said motion carried.

OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING LOW RENT PROJECTS:

Following Resolution introduced by Chairperson Byrnes.

RESOLUTION NO. 2272

* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980 COVERING LOW RENT PROJECTS UNDER CONTRACTS SF-255

* *

RESOLUTION NO. 2272
* * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1979 to September 30, 1980; and

WHEREAS, this Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD approved rent schedule, and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, SubPart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1979 will not be less than the amount equal to one-fifth of the sum of the "Family income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

Commissioner Anderson moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

Chairman declared said motion carried.

SECTION EIGHT EXISTING HOUSING PROGRAM

Following Resolution introduced by Chairperson Byrnes:

RESOLUTION NO. 2273
* * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO.
****

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO

****

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section 8 Program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the Director of the San Francisco HUD Area Office did invite the Executive Director of the Housing Authority of the City and County of San Francisco by letter dated May 22, 1979 to submit an application for funds to be used under the Section 8 Existing Housing Program to provide housing for conversion of Section 23 Leased Housing units in the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the Mayor of the City and County of San Francisco designated the Housing Authority of the City and County of San Francisco as the official PHA to prepare the application and administer the program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to complete such application and to amend the Annual Contribution Contract with the Department of Housing and Urban Development to provide the necessary funds, when approved.

II. That this resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Anderson moved the foregoing Resolution be adopted noting that this will be the last time that we will be approving an applicat for Section 23. Commissioner Hom seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissionr Cook		
	Commissioner Brooks		

Chairperson thereupon declared said motion carried.

RESOLUTION NO. 2274
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE REPLACEMENT OF $50,000 OF FIVE PERCENT NEW HOUSING AUTHORITY BONDS, 12TH ISSUE, DATED AUGUST 1, 1971, BOND NUMBERS 577 THROUGH 586
* *

RESOLUTION NO.
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE REPLACEMENT OF $50,000
OF FIVE PERCENT NEW HOUSING AUTHORITY BONDS, 12th ISSUE,
DATED AUGUST 1, 1971, BOND NUMBERS 577 THROUGH 586
* *

WHEREAS, the San Francisco Housing Authority issued five percent Housing Authority Bonds, 12th issue, on August 1,1971; and

WHEREAS, bearer bonds numbered 577 through 586 have been damaged to a point where they are no longer redeemable,

NOW, THEREFORE, BE IT RESOLVED, that the Commission of the Housing Authority of the City and County of San Francisco authorizes the destruction of these bonds and issuance of ten new bearer bonds at $5,000 each.

BE IT FURTHER RESOLVED, that the new bonds shall include all coupons from number 14, due February 1, 1979, until maturity.

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Brooks seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Ubalde		
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

Chairperson thereupon declared said motion carried.

NAHRO-PACIFIC SOUTHWEST REGIONAL COUNCIL DUES:

Secretary introduced an invoice in the amount of $354.80 which represents this Authority's dues for the year ending June 30, 1980. Staff has reviewed the invoice and found it to be in order. Commissioner Anderson moved the invoice be paid. Vice Chairperson Ubalde seconded. Unanimously carried.

NAHRO-NATIONAL AGENCY DUES:

Secretary introduced an invoice in the amount of $1,711.52 which represents this Authority's dues for the year ending June 1980. Staff has reviewed the invoice and found it to be in order. Commissioner Anderson moved the invoice be paid. Vice Chairperson Ubalde seconded. Unanimously carried.

Commissioner Cook noted that the Housing Authority's Commission Meetings are not published in the local newspapers or in the San Francisco Progress or in the Sun Reporter. He requested staff to notify the appropriate staff of the aforementioned publications as to this Agency's meeting dates.

Commissioner Cook also suggested that the next board meeting be held in one of the housing developments. Preferably the Plaza Area, if possible. The exact location to be determined by the Secretary.

Additionally Commissioner Cook suggested an evening hour, possibly 7 P.M., to encourage greater participation. He also invited the presidents of each tenant organization to attend and that one hour be set aside for those residents who had concerns they wished to share with the Commission.

Commissioner Anderson was excused at 11:45 A.M.

Commissioner Cook commented that the Commssioners are receiving too much xeroxed material relating to Commission meetings. He suggested one copy be supplied to each Commissioner unless there is a change in the agenda or in an agenda item.

Secretary stated that it has been the practice to duplicate the material because some Commissioners did not bring the mailed material to the meetings. Memorandums will be forwarded to each Commissioner asking his preference.

Chairperson recognized Mrs Lillian Knight who was representing her mother, a resident of public housing. Mrs. Knight said her mother is requesting a transfer to the Alice Griffith Development because of a maintenance problem she has in the apartment she is now living in.

Mr. Jim Williams, Rehousing Supervisor/Urban Initiatives Coordinator, responded by stating that at this time there are no available units in the Alice Griffith Development. He noted that Mrs. Knight's mother had been offered housing in areas other then Alice Griffith but she refused the locations.

Mrs. Knight was assured that the maintenance problems her mother was experiencing would be investigated.

10. ADJOURNMENT:

Chairperson declared the meeting adjourned at 12:00 P.M.

_____
CHAIRPERSON

ATTEST:

_____
SECRETARY

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Thursday, September 13, 1979

1654 Sunnydale Ave. San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Sunnydale Project Community Center, 1654 Sunnydale Avenue, San Francisco, California, Thursday, September 13, 1979, at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:12 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A.C. Ubalde, Vice-Chairperson
Booker T. Anderson, Commissioner
Preston Cook, Commissioner
Ben L. Hom, Commissioner
Betty Brooks, Commissioner

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ABSENT: James San Fong, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Henry Schindel, Visitation Valley Comm. Center
Herman Gallegos, U.S. Human Resource Corp.
Vic Vadakan, U.S. Human Resource Corp.
Robert B. Pitts, U.S. Human Resource Corp.
Fulton Smith, Deloitte, Haskins & Sells
Davis R. Schwartz, Deloitte, Haskins & Sells
Harriet K. Manley, Deloitte, Haskins & Sells
Lee Huey Mankin, Deloitte, Haskins & Sells
Cleo Wallace, PHTA
Susan Hughes, HUD
Frances Williams, PHTA
Christina Neal, PHTA
Mrs. Franklin, Albright Company
Sadie Gray, Sunnydale Project

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda as presented with a second by Vice-Chairperson Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Hom moved for approval of the minutes of August 23, 1979, with a second by Vice-Chairperson Ubalde. Unanimous approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

URBAN INITIATIVES MANAGEMENT/MAINTENANCE ASSISTANCE CONSULTANT CONTRACT

Secretary commented that the matter of the Urban Initiatives Management/Maintenance Assistance Consultant contract has been before the Commission for over a year. A part of that program has to do with the Authority's need to improve maintenance and other services and to improve its overall project management at the project level.

It is clearly recognized that the Authority is deficient in the management/maintenance areas and the monies from the HUD office is being made available to us to engage outside consultant firms to help evaluate present systems and more importantly to make recommendations for improving those systems. The Urban Initiatives Program requirement by HUD is that there be a team of persons to work with the Housing Authority in evaluating proposals and to make recommendations as to how this program is to be utilized. That team is referred to as the MAP Team, which consists of representatives from the Mayor's Office, HUD Area Office, PHTA past and present Presidents and staff members of the Housing Authority. The MAP team has been meeting in great length well over the past year on an average of at least twice a month, averaging 3-4 hours a session in order to get this program underway.

A total of 13 firms responded to the Request for Proposals that were submitted. These proposals were screened based on the criteria set forth in the Request for Proposal. The MAP team made recommendations that six firms be interviewed and screened more carfully for possible consideration. The key factor in the MAP teams's deliberation was experience because of the lack of sufficient time in which to orientate a particular firm to implement this program.

The MAP team is satisfied with its recommendation brought before the Commission and that all requirements have been met.

Members of the MAP team are here to respond to any concerns from the Commission and also the consultant firm of Deloitte, Haskins & Sells are present to address the Commission. Immediately following the representatives from U.S. Human Resource Corp. would like to address the Commission.

Chairperson Byrnes invited the representatives from Deloitte, Haskins & Sells to introduce themselves and address the Commission.

Davis Schwartz, introduced himself as the Lead Consultant in this project, Mr. Fulton Smith, partner in charge of management services and two key members of the staff, Keisha Manley and Lee Huey Mankins.

Commissioner Anderson stated that he had a work-force analysis for San Francisco, Oakland and Sacramento before him dated September 30, 1978, and asked the members of Deloitte, Haskins & Sells if there was a more current analysis available. Mr. Schwartz responded by saying that the analysis is the official tabulation for the Bay Area which is done every September and the current one is still in the makings. Commissioner Anderson commented that if this firm was truly serious about exercising responsibility and attention to details, his request for a current analysis at the last Commission meeting would have been accommodated. Commissioner Anderson also noted that this firm had an Asian female and Black female to satisfy the affirmative action requirement for women.

Fulton Smith added that there was also a third minority member of the project team who is listed in the proposal and would be brought in for technical review.

Commissioner Anderson called the attention of alphabet "R" in the analysis which referred to White females listed as 13. Commissioner Cook added that this was on a memorandum dated September 6, 1979, from the Executive Director's office concerning a letter dated August 24, 1979, from Deloitte, Haskins & Sells that explained by alphabet who was working, the duration of employment and the minority category. Commissioner Anderson asked if these persons were to perform specific tasks.

Fulton Smith said that all of their people were full-time regular employees. Commissioner Anderson stated that there seemed to be a very assertive effort made in hiring a considerable amount of White females during the year of 1978, but that this same assertion was not made in the hiring of minority groups and yet this firm wants the Commission to vote for them based upon their affirmative action track record. Commissioner Anderson stated that the presentation of this firm still had not convinced him to vote in their favor.

Mr. Smith responded by saying that their firm has asserted plenty of effort, but the result have not been favorable. There is a matter of high amounts of competition in finding qualified minority individuals and these people have a choice of where they seek employment. We do have minimum qualifications that must be met in hopes of satisfying our rules of employment to assure that the people hired will be successful in the job that they were hired to perform.

Commissioner Anderson asked if this firm would object to the Commissioners using these same standards of evaluation to select a firm to do the work that they are contracting for. Mr. Smith said that he felt that the Commissioners would want to have the work done successfully and that the representatives of Deloitte, Haskins & Sells were all hired professionals with an understanding of housing projects that is necessary to do a successful job. Commissioner Anderson stated that it is the policy of the Commission to insure that the affirmative action policy of the U.S. Government is implemented and therefore he felt that other organizations should be given the opportunity to submit for this contract and since it is now the property of the Commissioners, it is up to them to vote for or against Deloitte, Haskins & Sells.

Vice-Chairperson Ubalde stated that the work-force analysis of Deloitte, Haskins & Sells was very discouraging in that out of the 53 people hired in 1978, 31 was of White ancestry, 1 Black, 3 Asians and 1 Spanish person was included, also out of the members of the upper management level there were 34 people hired, 29 Whites, 1 Hispanic, 1 Asian and no Blacks or Native American were hired. Vice-Chairperson also asked if there were any ethnic minority partners within this firm. Mr. Fulton Smith answered that Mr. Dennis joined the firm ten years ago and became a partner in May of this year. Mr. Smith further stated that one of the reasons they had yearly reports was due to employees leaving to join private industries or to start their own firms or they resign for better opportunities.

Vice-Chairperson Ubalde asked how long had Mr. Schwartz and the other staff members been in the Bay Area. Mr. Schwartz replied that he has been in the area since 1976; Mankins, 16 years and Ms. Manley will soon become a resident of the area.

Commissioner Cook commented that he noticed a gradual progression of hiring of minorities every year within the firm and there seemed to have been a pattern of this over the past four years. Commissioner Cook also mentioned that he was concerned about minority hiring for the Housing Authority and if figures were available showing how many people would actually be hired under this contract and a breakdown of its composition. This breakdown was requested from both Deloitte, Haskins & Sells and U.S. Human Resource Corp.

Mr. Davis Schwartz of Deloitte, Haskins & Sells assured the Commissioners that there would be three minorities actually working on this project. Ms. Manley would be committed to 50% of her available hours; Ms. Mankins, 25-50% of her available hours and Mr. Veno from the Honolulu office would be involved as the functional specialist in the technical aspects of the project.

Chairperson Byrnes asked representatives from the U.S. Human Resource Corp. if they had comparable figures to present. Mr. Herman Gallegos, Chairman of the Board of the Corporation introduced two other representatives, Mr. Robert Pitts, Lead Director of the project and has resided in the Bay Area for over 30 years and Mr. Vic Vadakan, a Computer Specialist who has been in this area 20 years. Mr. Gallegos also informed the Commission that Mr. William R. Black and Mr. Inaba will also be working on the project. Mr. Gallegos stated that the majority of the staff would be committed to 100% participation. It was also noted that Mr. Pitts was Regional Director of HUD from 1966 to 1970, with 25 years experience in housing.

Vice-Chairperson Ubalde questioned the MAP team's criteria for experience. The Secretary explained that in regards to the MAP teams criteria for experience, it is based on a firms ability to deal with housing authorities' maintenance-management systems. Deloitte, Haskins & Sells ranked far superior to any of the other firms in this particular category. U.S. Human Resource Corp. has one individual with a background in this area and experience as an administrator with the federal program, but the firm itself does not have the knowledge necessary for this type of system.

Commissioner Anderson stated that the MAP team presented their recommendation as they saw fit, but that it is now the property of the Commission to make a selection. In spite of the record of Deloitte, Haskins & Sells, we have to take under consideration that there was a time when this firm did not have a track record and the U.S. Human Resources Corp. is in this position now. If the United States Government states, and by all means prosecutes organizations for not fulfilling their affirmative action responsibilities, doesn't it appear that this body who represents the government should take the initiative to implement the policy and move forward. Also, who is going to make it possible for U.S. Human Resources Corp. to ever have the same opportunities as Deloitte, Haskins & Sells.

Mr. Gallegos commented that his firm does not have the kind of experience with the housing authority that is required because they are not getting their share of economic opportunities. Mr. Gallegos said that he has spent 20 years of his life helping to get fair housing laws passed, farmworkers rights and several other important issues dealing with human rights resolved. He also stated that he has spent his life in San Francisco and that minorities cannot afford to fail and the U.S. Human Resource Corp. have an obligation to continue to fight for social justice.

Chairperson Byrnes asked Mr. Gallegos what experience in the area of maintenance can U.S. Human Resource Corp. focus on that will be applicable to the Housing Authority's operation. Mr. Vadakan commented that their study of this project would be based on five issues, planning, organization, staffing, directing and employment. Mr. Vadakan used an example of their involvement in this area in that they are dealing with 40 management organizations throughout the country, many of which have housing programs have secured our services.

Commissioner Cook stated that he reviewed the Human Resource proposal and also Mr. Gallegos' resume' which is very impressive along with hearing good things about him over the years, also that Mr. Gallegos was actively involved in the political process. Commissioner Cook said that he had received a few mailgrams addressed to him identically with the same introductory clause; The Commissioner asked who organized the mailgrams, who wrote them and who paid for them. Commissioner Anderson commented that he suggested that the U.S. Human Resource Corp. go out and solicit community support. Mr. Gallegos responded by saying that his corporation paid for the mailgrams but that they did not write them.

The Secretary stated that he takes strong objections to Mr. Gallegos comments that his firm was considered on grounds other than competency, he felt that this statement was unfair to him personally, to the members of the MAP team, who worked very hard on all of these proposals, and that he could give absolute assurances that we considered everyone of these proposals based on competency, in fact, we extended a greater effort and staff time in giving Human Resources Corp. the greatest opportunity. Mr. Williams continued by asking for an apology from the Human Resources Corp.

Mr. Gallego stated that he would be happy to extend an apology.

Commissioner Anderson pointed out that the issues were not about incompetency, but competency, and in doing so he stated that Mr. Pitts was Regional Director of HUD during the height of the struggle for human rights in the United States and that Mr. Pitts did not sit in an ivory tower, but instead shared with us his expertise, time and part of his life for over 20 years and has been consistent in doing so. He also noted that he and Mr. Pitts worked together in the struggle.

Commissioner Cook commented that he was confused about a few matters and would like to hear from both sides. He noted that Human Resources would utilize approximately 3/4 minority personnel full-time and Deloitte, Haskins & Sells would utilize 1/2 and this figures out to be two hours per day over a period of one year and that is not a great deal of difference. The Commissioner suggested that in all of the confusion that perhaps hearing from the MAP team might clarify this matter relative to the two proposals.

Jim Williams, Coordinator, stated that the MAP team's functions were outlined for the Commissioners previously and the the team had spent exhausted hours in the selection of a minority firm and understanding all the problems relating to the Human Resource Corp., Deloitte, Haskins & Sells was the better choice based on the interviewing process.

Chairperson Byrnes asked if there was a point system used in the selection process. Mr. Jim Williams answered by saying that the point system was not used, the scores were based on a certain criteria, however, the overall information was based on the oral interviews and the proposals. Mr. Williams further announced that the members of the MAP team present were Cleo Wallace, PHTA, Dave Cincotta, Mayor's Office of Community Development and Susan Hughes, HUD, and that they also had some views on this matter and would like to address the Commission.

Cleo Wallace, President of PHTA commented that basically none of the proposals submitted completely met the affirmative action policy requirements, also the Human Resource Corp. oral presentation left little to be desired so far as their provisions not to hire tenants or women on their staff. Deloitte, Haskins & Sells did not add women util later when they were asked about it, but their one asset was the fact that the Black female that was hired had a background of growing up in a housing project environment and is quite familiar with the problems that exists in public housing. Another thing was Human Resource Corp. does not have a woman on the staff and 85% of our residents are women head of household. Mr. Pitts was not on the firing line, he was a Regional Administration, he dealt with administering funds instead of dealing with residents. The comment made in their oral interview, "plantation people" did not go over well with me at all. Ms. Wallace reiterated that the Commissioners should consider the many hours spent in screening the proposals and that the recommendation to award the contract to Deloitte, Haskins & Sells would be strongly suggested.

Mr. Dave Cincotta from the Mayor's Office of Community Development addressed the Commission and his analysis was that the MAP team's review of the proposals was to attach a numerical value on the 13 proposals to limit it down to the top 6. He also recommended that Deloitte, Haskins & Sells be awarded the contract, however if the issue is to be reopened it would have to go beyond the two firms represented at the meeting here today.

Susan Hughes from the Department of Housing and Urban Development stated that this was not just a survey, that a lot of hard work went into the selection of a firm and Deloitte, Haskins & Sells were very strongly recommended, and to go back to the drawing board would be time consuming as well as delay the Authority in beginning with the overall contract.

Jim Williams stressed the value of generating a degree of tenant involvement and employment which was high on the list of objectives of Deloitte, Haskins & Sells.

The Commissioners decided to hear from the two minority females represensatives of Deloitte, Haskins & Sells. Ms. Harriet Manley commented that she could sense this as a very critical and important issue, however with her background and experience in public housing she felt that she was equipped to deal with the problems that may arise. Ms. Lee Huey Mankins stated that her experience as a peer counselor within the college system allowed her to work with all ethnic groups, thereby giving her knowledge and understanding of people with various cultures.

Chairperson Byrnes announced that there was sufficient information in regards to the two firm represented to vote on awarding the Urban Initiatives Management/Maintenance contract to Deloitte, Haskins & Sells. Commissioner Anderson interrupted with a motion to award the contract to U.S. Human Resource Corp. Vice-Chairperson Ubalde seconded the motion. The Executive Director reminded the Commissioners that there was already a resolution before the Commissioners should vote on the first motion before voting on the motion made by Commissioner Anderson.

Chairperson Byrnes asked for a roll-call on the resolution to award the Management/Maintenance contract to Deloitte, Haskins & Sells. The Vote was:

AYES:	Joan Byrnes Preston Cook Betty Brooks
NAYS:	Booker T. Anderson The Rev. Dr. A.C. Ubalde Ben L. Hom
ABSENT:	James Sai Fong

A defeated resolution was declared.

The Secretary added that there is an additional problem in awarding this contract. The Commissioners need to give consideration to the other proposals submitted. The criteria being used is ambiguous in many respects, particularly in reference to the affirmative action policy. Another factor is that on the day this resolution is accepted it also must be approved by HUD, since HUD recommended the installation of the MAP team. It would have to be submitted to HUD that the Commission took a vote contrary to the recommendation of the MAP team. Chairperson Byrnes requested legal opinion from counsel. Counsel Johnson responded by saying that this program (Urban Initiatives) is new, she would research the regulations and forward her comments to the Executive Director and he would forward those comments to the Commissioners by the next meeting.

Commissioner Anderson stated that he was still confused as to wheter or not a ranking system was used in the MAP team's procedures. Dave Cincotta responded that the 13 firms were reduced to the top six and from there oral interviews were conducted, we did not choose the firms numerically and at the end of the written materials and interviews we then chose the best qualified firm which was Deloitte, Haskins & Sells. Commissioner Anderson made a motion to send notices to the other firms informing them of the occurrences of this meeting. The Secretary stated that an additional 60 days would be lost and that another recommendation from the MAP team would have to be brought before the Commissioners again, not to mention that all of this may result in the same recommendation from the MAP team, also, there is the risk of losing the funds allocated from HUD for this project. Commissioner Anderson said that it would not be necessary to interview all 13 of the firms that submitted proposals, only the other 4 firms out of the final 6.

Commissioner Cook stated that he resented having mailgrams sent to him, being exposed to political pressures and the telephone calls he was receiving. He was aware that Human Resources Corp. is a political firm and the he is also a politician. He felt that the decision before the Commission is one that should be made today. Delaying hurts the tenants. It is clear that either firm could make provisions to hire approximately the same number of minorities, but if we don't act today all of this will come down on us, not only as Commissioners, but as staff professionals and the the tenants will be the ones that will have to pay and our professional competency is important and a very grave error will be made by not voting on this matter now. Commissioner Cook made a motion to award the contract to Deloitte, Haskins & Sells, Commissioner Brooks seconded.

Vice Chairperson Ubalde commented that he felt as strongly about delaying this issue as was Commissioner Cook and he felt that this is like a battle between David and Goliath. There is a definite style between the tow, one deals with a humanistic approach as presented by the Human Resource Corp. and the other deals with a technical aspect as presented by Deloitte, Haskins & Sells. We have not discussed costs and we are talking about a difference between a few thousand dollars. The Human Resources Corp. raised more issues about the relationship with unions and crafts than Deloitte, Haskins & Sells. The matter of competency is not the most important factor. I also do not want to delay this matter, but we have an issue here that will affect the entire city and if all of us cannot take the criticism then we should pull out of this position. The system has it so that the second in line does not have the opportunities of the giants.

Commissioner Brooks responded to Vice-Chairperson Ubalde's statement that as far as the tenants are concerned, Human Resource Corp. getting to the community will be the same as Deloitte, Haskins & Sells, as a tenant it does not make any difference as long as they are the ones who will receive the benefits; therefore, if Deloitte, Haskins & Sells can service the tenants and not use them as a stepping board then I will vote for Deloitte, Haskins & Sells. The tenants cannot be used anymore and if Deloitte, Haskins & Sells can prove their commitment to the tenants then I would like to see that finalized today because getting the tenants what they need is of the utmost importance.

Chairperson Byrnes commented that hiring a minority firm is important but it is not the most important issue in this matter. Chairperson Brynes again made the motion to award the contract to Deloitte, Haskins & Sells. Commissioner Anderson interrupted by making a motion to award the contract to both firms, Commissioner Brooks disagreed with this motion.

Chairperson Brynes asked for a roll-call on the resolution to award the Urban Initiatives Management/Maintenance contract to Deloitte, Haskins & Sells. The vote the second time was:

AYES:	Joan Byrnes Betty Brooks Preston Cook
NAYS:	The Rev. Dr. A.C. Ubalde Booker T. Anderson Ben L. Hom
ABSENT:	James San Fong

Commissioner Anderson made a motion to inform the four other finalists that they will be allowed to come before the Commission and state their positions and after hearing them the Commissioners will proceed in making their decision. The motion was seconded by Vice-Chairperson Ubalde and the vote was:

AYES:	The Rev. Dr. A.C. Ubalde Booker T. Anderson Ben L. Hom Joan Byrnes
NAYS:	Betty Brooks Preston Cook
ABSENT:	James San Fong

Susan Hughes from HUD stated that she was not sure if this procedure was legal. Legal Counsel added that the Commissioners did not have to accept recommendations from HUD or any other organizations and they have the right to accept or reject proposals brought forth. However, Counsel added that she would send a memorandum to the Secretary to that effect.

9. NEW BUSINESS:

APPLICATION FOR $4,900,000 MODERNIZATION FUNDS

RESOLUTION NO. 2275

* * * * * * * * * * *

RESOLUTION APPROVING APPLICATION OF THE DEPARTMENT OF HUD FOR $4,900,000 IN FISCAL YEAR 1979 MODERNIZATION FUNDS FOR HARBOR SLOPE CAL 1-9 AND HUNTERS POINT B-CAL 1-7D

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RESOLUTION NO. 2275
* * * * * * * * * * * * *

RESOLUTION APPROVING AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR $4,900,000 IN FISCAL YEAR 1979 MODERNIZATION FUNDS.

HARBOR SLOPE, CAL 1-9 AND HUNTERS POINT B, CAL 1-178
* *

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1979 Modernization Funds in the amount of $4,900,000; and

WHEREAS, the Department of Housing and Urban Development has reviewed the Modernization needs of the Authority, and has determined that these funds should be applied to the Public Housing Projects in the Hunters Point Area of San Francisco as a supplement to the previously allocated TPP-Modernization and Public Housing Urban Initiatives Program Funds; and

WHEREAS, in recognition that additional funds will be required to complete the rehabilitation work at Harbor Slope; and

WHEREAS, in recognition that no funds are currently available to rehabilitate Hunters Point B, a centrally located housing project in the Hunters Point Area; and

WHEREAS, Hunters Point B is almost completely vacant, and is in great need of modernization before it can be reoccupied; and

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements, prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the amount of modernization funds requested, represent this Authority's estimate of the cost of the modernization program described in the application; and

WHEREAS, this Authority will comply with civil rights statutes, executive orders and regulations as applicable; and

WHEREAS, the San Francisco Housing Authority has complied with HUD regulations and requirements under the Flood Disaster Protection Act of 1973 or such regulations and requirements are not applicable; and

WHEREAS, upon receipt of Modernization funding for the above noted improvements the Authority will make every effort to assure full and timely implementation of the plan; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approve the Program Budget, Work Program, Organization and Staffing Plan and the Management Plan that constitutes this Modernization Application.

II. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described needed improvements to the Harbor Slope project, CAL 1-9 and the Hunters Point B project, CAL 1-17B.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this resolution become effective immediately.

APPROVED AS TO FORM:

_____

Counsel

Date:_____

Mr. Williams said that this resolution approves the filing of an application for $4.9 million for Fiscal Year 1979 Modernization funds. The Department of Housing and Urban Development has invited the Authority to submit an application for Modernization funds. These funds are earmarked for our Hunters Point project where we still have a considerable amount of units remaining to be rehabilitated. The specific contract for construction will come before the Commission at a later date once the basic application for these funds have been approved by HUD.

Commissioner Cook moved for approval of the resolution with a second by Commissioner Anderson. The vote was:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Brooks Commissioner Cook Commissioner Hom	NAYS:	None
ABSENT:	Commissioner Fong		

Chairperson declared said motion carried.

RESOLUTION AUTHORIZING THE AGREEMENT FOR COMPREHENSIVE LIABILITY INSURANCE

RESOLUTION NO. 2276
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RESOLUTION AUTHORIZING THE AGREEMENT FOR
COMPREHENSIVE LIABILITY INSURANCE
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RESOLUTION NO. 2276
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RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR COMPREHENSIVE GENERAL LIABILITY INSURANCE

* *

WHEREAS, on August 7, 1979 the Authority requested bids for Comprehensive General Liability Insurance; and

WHEREAS, on August 27, 1979 the following bids were received to provide Comprehensive General Liability Insurance:

NAME OF INSURANCE COMPANY	NAME OF BROKER/AGENT	AMOUNT
Canadian Indemity Co.	Johnson & Higgins of Calif.	$112,500.00
The North-West Insurance Company	Insurance Brokers and Consultants, Inc.	$114,800.00

WHEREAS, after reviewing the bids it has been determined that the low bid is acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for furnishing Comprehensive General Liability Insurance be awarded to Canadian Indemity Company using Johnson & Higgins of California as their broker with an annual premium of $112,500.00.

2. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Commissioner Anderson moved the foregoing Resolution be adopted. Commissioner Hom seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Cook Commissioner Hom Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Fong		

Chairperson declared said motion carried.

BLANKET FIRE AND CONTENTS INSURANCE

The following Resolution introduced by Chairperson Byrnes.

RESOLUTION NO. 2277
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RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR BLANKET FIRE AND CONTENTS INSURANCE
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RESOLUTION NO. 2277
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RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR BLANKET FIRE AND CONTENTS INSURANCE
* *

WHEREAS, on August 7, 1979 the Authority requested bids for Blanket Fire and Contents Insurance; and

WHEREAS, on August 27, 1979 the following bids were received for providing such insurance and in accordance with said request for proposals were read aloud.

NAME OF INSURANCE COMPANY	NAME OF BROKER/AGENT	AMOUNT
Canadian Indemity Co.	Johnson & Higgins of Calif.	$ 234,7[illegible]

WHEREAS, after review of the bids, it has been determined that the bid is an acceptable bid;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for furnishing Blanket Fire and Contents Insurance be awarded to Canadian Indemity Company using Johnson & Higgins of California as their broker with an annual premium of $234,739.00

2. That the Secretary-Executive Director is authori[illegible] and directed to execute a contract with the above named Contractor on the behalf of this Authority

Vice-Chairperson Ubalde moved the foregoing Resolution be adopted. Commissioner Hom seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Hom Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Fong		

Chairperson declared said motion carried.

CONTRACT FOR LIAISON TO THE EDP DEPARTMENT

RESOLUTION NO. 2278
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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OMO, INC., AN EDP CONSULTING FIRM
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RESOLUTION NO. 2278
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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OMO, INC., AN EDP CONSULTING FIRM
* *

WHEREAS, The San Francisco Housing Authority is attempting to install an automated data processing General Ledger and Encumberance Accounting System; and

WHEREAS, The San Francisco Housing Authority EDP department is in a state of reorganization; and

WHEREAS, it would be beneficial for the Housing Authority to hire a consultant to aid in this reorganization and staff evaluation; and

WHEREAS, OMO, Inc., is a consulting firm specializing in electronic data processing service

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contract with OMO, Inc., for EDP Consulting Services at a rate of $50.00 per hour.

2. This resolution shall take effect immediately.

The Secretary stated that DDF (Data Processing Department) through previous correspondence forwarded to the Commissioners has been a severe problem. Our recruiting efforts to employ a director for this deparment to provide overall technical supervision to the staff which is appropriate for this particular contract has been unsuccessful. Commissioner Cook asked if the Secretary would explain what data processing does for the Housing Authority. Mr. Williams explained that we have a computer operation in the Housing Authority which will hold all of the Authority's systems. Prior to Commissioner Cook's appointment to the Commission the Housing Authority entered into a contract with Arthur Andersen, Inc. to provide an automated general ledger and reporting system which makes the data processing mechanism an important aspect of the project.

Commissioner Anderson moved the foregoing Resolution be adopted. Vice-Chairperson Ubalde seconded and upon Roll Call the vote was:

AYES: Commissioner Byrnes
Commissioner Ubalde
Commissioner Cook
Commissioner Anderson
Commissioner Brooks
Commissioner Hom

NAYS: None

ABSENT: Commissioner Fong

Chairperson declared said motion carried.

Vice Chairperson Ubalde stated that he would like to have an updated report on the award to Arthur Andersen & Company at the next Commi-sion meeting in regards to the Housing Authority's audible situation.

Mr. George Millburn, Controller, commented that the Housing Authority is scheduled to be audited for the period ending September 30, 1979. The Authority would be better served by conducting the audit after a reasonable period for installation and implementation of the data processing system, but due to pressures from HUD the audit will take place as scheduled. Also, a resolution awaroing the contract for the audit will be brought before the Commission at the next meeting. Vice-Chairperson Ubalde made a motion to forward a letter to HUD protesting the audit at this time and request for an extension. Commissioner Cook seconded. The motion was unanimously passed.

Commissioner Cook suggested that the Secretary send a letter of congratulations to Moon Landrieu, newly appointed Secretary of the Department of Housing and Urgan Devlopment.

Chairperson Byrnes called a five minute recess.

The meeting was again called to order and Chairperson Byrnes invited the tenants to address the Commission.

Ms. Sadie Gray a tenant of the Sunnydale Project indicated that there were no activities for the children in her project area, screens for doors and windows were badly needed, gopher holes which caused accidents needed to be filled in, water hoses should be installed for general upkeep of the grass areas and tables and chairs for the children's food program were in desperate demand. Ms. Gray also noted that the general maintenance of the community center was disgraceful and should be looked into.

Mr. Henry Schindel, President of the Visitation Valley Improvement Association and Community Center said that he had worked with Gray and that the project needed improvements. Mr. Schindel complimented the Executive Director for the work that he had done. He also stated that he had attempted on several occasions to get the municipal golf course to

the area to let the children from the Sunnydale project utilize the grounds for recreational purposes to no avail.

Ms. Joella Barnett, representative for Plaza East, West and the Annex, commented that the elevators in these projects were a very serious problems. Some of the buildings are 12 stories and for breakdowns of the elevator system caused undue hardships for tenants living on the upper levels. Ms. Barnett felt that installing a new elevator system was the only answer since the present one is beyond repair. She also mentioned that maintenance service and rodent problems were secondary to the elevator situation.

Ms. Sadie Gray again commented that the children in her project were without playground equipment and this could be a deterrent in the vandalism problem. Mr. Jim Noland, Housing Authority staff member stated that the Sunnydale project has $3000 as a result of the Mayor's Neighborhood Initiated Improvement Program. Mr. Noland said that he would schedule to meet with Ms. Gray to plan for the use of this money.

Ms. Cleo Wallace, President of Public Housing Tenant's Association said that tenants in the Plaza were being mugged on an average of once a week, Mr. George Lee was mugged this past week. Ms. Wallace added that the Housing Authority Security Department had been contacted to help combat this problem.

Mr. Alicia Baker said that they needed supervision for the children's program, as well as equipment, games, etc. Chairperson Byrnes suggested that Ms. Baker contact her personally for names of aids that could help in the supervision of the program.

Debra Jones asked where were the funds allocated from the Mayor's Office to install new light fixtures and paint for her project area. Chairperson Byrnes assured Ms. Jones that this matter would be investigated.

Mrs. Margaret Franklin of Albright Maintenance Company asked to speak to the Commission regarding the award of contract for janitorial services at 440 Turk and 1815 Egbert Streets. She said she had submitted a bid sometime ago and had never been notified that the contract had been awarded to another firm. She stated that she had spoken to the Executive Director on several occasions and was told that the Authority had to go out to bid again because of a default in the bidding process. The Executive Director explained that previously the Commission was made aware of the controversy surrounding the bidding process. He stated that one company withdrew their bid because they stated they had not received all the information pertaining to the bids. He said that upon advise of Counsel it was decided not to rebid because all the other bids had been exposed. The award was made to the low bidder, which was not Albright Maintenance.

Upon advise from the Chairperson, Mrs. Franklin will contact the Executive Director to set up an appointment.

10. ADJOURNMENT:

Chairperson declared the meeting adjourned at 1:00 p.m.

_____
CHAIRPERSON

_____
Carl L. Williams
Secretary/Executive Director

HOUSING AUTHORITY

OF THE Minutes

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thrusday, September 27, 1979

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 a.m., Thrusday, September 27, 1979.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:15 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
James San Fong, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

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ABSENT: Ben L. Hom, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Thomas A. Rubin, Deloitte, Haskins & Sells
Davis R. Schwartz, Deloitte, Haskins & Sells
Harriet K. Manley, Deloitte, Haskins & Sells
Lee Huey Mankin, Deloitte, Haskins & Sells
Herman Gallegos, Human Resource Corp.
Robert Pitts, Human Resource Corp.
Don Hayashi
Christine Neal
Henry Kroll
Jorge Portugal
Ricardo Hernandez
Panzy Ponzio
Ernest C. Ayala
Flor Crane
Christina Vegas
Beatrice Gardenas Duncan
Manuel Larez
Wayne Nishioka

3. APPROVAL OF AGENDA:

Vice Chairperson Ubalde moved for approval of the agenda as presented with a second by Commissioner Anderson. Unanimously approved.

4. APPROVAL OF MINUTES:

Vice Chairperson Ubalde stated that there was one correction within the minutes that was to be changed. Page 7 of the minutes "The matter of competency is not the most important factor", the sentence should read "The matter of competency is not the most important factor since both firms are competent". Vice Chairperson Ubalde moved for approval of the minutes with corrections, with a second from Commissioner Brooks. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Executive Director stated that he and Troy Dangerfield met with the District Captains along with representatives from the PHTA to express concerns regarding the matter of security in the Housing projects and to improve communications and procedures between Housing Authority Security Detail and San Francisco Police Department, in respects to responding to complaints and calls. The meeting was quite beneficial and the Police Department will send written communications and procedures to their district captains in reference to this matter. Once we are in receipt of these copies they will be forwarded to the Commissioners.

7. REPORT OF COUNSEL:

Counsel stated that the International Hotel decision has been made and she was in receipt of a memorandum to that effect. They dismissed our appeal. She said the Commission may wish to meet in Executive Session to discuss the ramifications of that decision.

8. UNFINISHED BUSINESS:

Secretary introduced the following Resolution.

AUTHORIZING CONTRACT FOR THE URBAN INITIATIVES MANAGEMENT/ MAINTENANCE ASSISTANCE COMPONENT

RESOLUTION NO. 2279
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO NEGOTIATIONS FOR THE AWARDING OF THE CONTRACT FOR THE URBAN INITIATIVES MANAGEMENT/ MAINTENANCE ASSISTANCE COMPONENT
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RESOLUTION NO. 2279
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO NEGOTIATIONS FOR THE AWARDING
OF THE CONTRACT FOR THE URBAN INITIATIVES
MAINTENANCE ASSISTANCE COMPONENT
* *

WHEREAS, this Authority was authorized by the U.S. Department of Housing and Urban Development (HUD) to issue a Request for Proposal (RPF) on the Management-Maintenance portion of the Urban Initiatives Program; and

WHEREAS, the Urban Initiatives Management Assistance Program Team (MAP) has been actively engaged in the interviewing and evaluation of the thirteen (13) firms that responded to the RFP; and

WHEREAS, the Management Assistance Program Team has diligently re-evaluated the proposals of the six finalists to further substantiate their findings and recommendations relative to the most qualified and competent firm to assist the San Francisco Housing Authority in the Evaluation and Restructuring of Its Management Maintenance Systems; and

WHEREAS, as a result of these interviews and evaluations the MAP Team has selected a firm (Deloitte, Haskins and Sells) that best addresses the issues and tasks necessary for improving its management and maintenance capabilities and other tasks the MAP feels necessary for the improvement of the Authority's operation on an agency-wide basis.

NOW, THEREFORE, BE IT RESOLVED, By the Housing Authority of the City and County of San Francisco that:

1. The Executive Director immediately enter into negotiations with the consultant firm selected by the Urban Initiatives Team to perform the tasks enumerated in the RFP and other tasks the MAP Team feels necessary for the improvement of the Authority's operation.

2. That upon completion of the negotiations, a contract be awarded to Deloitte, Haskins and Sells.

3. That this Resolution take effect immediately.

Executive Director to enter into negotiations for the award of the contract for the Urban Initiatives Management/Maintenance Assistance component. Communication received from HUD was forwarded to the Commissioners with respect to the legal parameters involved in the approval of this matter. The Commission has also been provided with a copy of the Housing Authority Counsel's opinion; in addition, the MAP team met last Monday, September, 24, 1979, in order to review this matter and at that time there was a unanimous opinion to recommend again that the contract be awarded to Deloitte, Haskins & Sells. As instructed by the Commission, at its meeting of September 13, 1979, letters were sent to the finalists, including Human Resource Corp. and Deloitte, Haskins & Sells requesting their appearance at the September 27, 1979, Commission meeting. We did not receive any favorable responses; however, the Greensboro Housing Authority 's response was received on September 26, 1979, in which they requested an extension of time, but that extension could not be granted and a response to that effect will be forwarded to the Greensboro Housing Authority. The only firms represented today are Human Resource Corp. and Deloitte, Haskins & Sells.

Commissioner Anderson motioned to award the management/maintenance contract to Human Resource Corp. Vice Chairperson Ubalde seconded for purposes of discussion. Commissioner Anderson stated that his position was a matter of record. He said the contract should be awarded to Human Resource because it is the policy of the San Francisco Housing Authority to implement affirmative action. Commissioner Anderson said one of the reasons given for not awarding this contract to Human Resource was that they had no previous housing authority experience. He submitted that prior to Deloitte, Haskins & Sells contract they could say the same thing. Unless we as a policy making body take the initiative to implement affirmative action chances are it will never be done. Commissioner Anderson said we should give an opportunity to this company, and that this is not a political situation, but a socio-economic situation. If the Commission does not act affirmatively to bring about a better change, who will be the initiator of such a change.

Commissioner Anderson continued by saying that it is the moral, ethical, spiritual responsibility against a economic background in which he speaks. All you have to do is take a look at the economic situation within the City and County of San Francisco and if anyone choose to run for any office in San Francisco and choose to ignore the Asians, Blacks and Hispanic communities, they are traveling on a very dangerous course.

Commissioner said that whatever action the Commission takes that is contrary to implementing the affirmative action program of the body, he was going to publicly call a press conference and share this with every television station and newspaper in San Francisco, the State of California, the Associated Press and UPI, and if necessary we will find a way to Washington, D.C. and let HUD know about this action.

Vice Chairperson Ubalde stated that he did not realize that the expressions he made at the last meeting had a lot of prophetic breath behind it when he said that this was "a battle between David and Goliath".

Vice Chairperson Ubalde presented each Commissioner with a copy of the Consumer Anti-Trust Complaint against the Big Eight firms. He said his concerns dealt with affirmative action and in looking at the presentations made before the Commission, many of us are mislead, but looking at the total picture of what Big Eight firms actually do then perhaps we can see a better picture of what affirmative action really mean.

Vice Chairperson Ubalde further stated that there is a lot of documentation on how well we are doing, but statistics are being manipulated; however, this gives us a broader idea of what is happening with the suit filed with the Federal Trade Commission vs. The Big Eight Firms. This complaint shows that the Big Eight firms (Deloitte, Haskins & Sells is one of the firms referred to) have been involved in manipulative endeavors to victimize consumers and minorities...(Commissioner Ubalde continued by quoting segments of the Anti-Trust Complaint which is attached and made a part of the official minutes).

Vice Chairperson continued by saying that the Big Eight firms contributes 80% of the funding of the National Association of State Boards of Accountancy which controls the admission standards of CPA's in the State of California and 28 major subcommittees of the American Institute of CPA's are controlled by the Big Eight firms.

He also stated that when the State of California Consumers Board, who license CPA's in the state, extended the rights of Filipino CPAs to practice and be given their credentials to practice in the state, the Big Eight firms through their voice, Joe Burns, Secretary of the Board of Accountancy, on June 1, 1979, attacked Filipino qualitications and they requested the California Society CPAs, which they control to overturn the decision of the Board of Accountancy which are the consumers.

Vice Chairperson Ubalde went on to say that we need to be aware that one-half of the White CPAs today got in on waiver without college degrees and 20% without high school diplomas, but before Filipinos in the United Stated could get their credential they not only had to have a college degree, but a college degree in accounting.

One has to raise the questions about the affirmative action commitment when the State of California has given the authority to the State Consumers Board appointed by the Governor of this State and who has in many ways appointed many minorities and women to this board, would actually be questioned by the Big Eight firms. Commissioner Ubalde shared the concerns of Commissioner Anderson in that this question is not a question of whether one is more competent than the other, both are competent, the question is giving an opportunity to a smaller firm.

The Big Eight firms have 1.3 trillion dollars of operations vs. Human Resource Corp. 1.5 million per year. It is shameful for a firm the size of Deloitte, Haskins & Sells to even compete against a smaller firm such as Human Resource Corp.

Vice Chairperson stated that he had a moral commitment to support a minority firm who is starting out to give them an opportunity to participate in the development of this city, a city in many ways is showing the whole nation that we can work together as ethnic minorities, as whites, women, as elderly and we should give Human Resource Corp. a chance. He also stated that he had been exposed to the work of this firm since 1971. He has watched them grow and know of their commitment and dedication given to the city. Commissioner Ubalde added that he cannot understand why this matter has been brought before the Commission and he questioned the intergrity of the way the memorandum of recommendation has been brought before them and how the MAP team could come back with the same recommendation knowing the rules that HUD has place upon the Commission. He said by coming back with the same recommendation the MAP team was trying to polarize the Commission and that this was an insult to his intelligence to bring back the same recommendation they presented the last time.

Vice Chairperson Ubalde thanked the Commission and the Executive Director for the opportunity to speak

Commissioner Fong stated the he was ill and in a very bad position. He said he is a minority and principally as a minority he should cast his vote for the minorities, but there is another side to it. He said he was chosen by 5000 Senior Citizens who presented him to Mayor Moscone, who appointed him to represent these 5000 Senior Citizens. During the last two weeks he had received over 30 telephone calls, so if he votes against himself please excuse him.

Commissioner Anderson interrupted to say that in all fairness to Commissioner Fong's health we should respect whatever he has to say and let him cast his vote anyway he wants to.

Chairperson Byrnes stated that a motion had been made and seconded to award the contract to Human Resource Corp. and upon Roll Call the "AYES" and "NAYS" were:

AYES: Commissioner Ubalde
Commissioner Anderson

NAYS: Commissioner Byrnes
Commissioner Brooks
Commissioner Cook
Commissioner Fong

ABSENT: Commissioner Hom

The Secretary said the motion was defeated.

Commissioner Cook made a motion to reconsider the motion of the September 13, 1979, meeting to award the contract to Deloitte, Haskins & Sells. Seconded by Commissioner Brooks and upon Roll Call the "AYES" and "NAYS" were:

AYES: Commissioner Byrnes
Commissioner Brooks
Commissioner Cook
Commissioner Fong

NAYS: Commissioner Ubalde
Commissioner Anderson

ABSENT: Commissioner Hom

The Chairperson said the motion was carried.

Commissioner Cook made a motion to award the contract as recommended by the MAP team to Deloitte, Haskins & Sells. Seconded by Commissioner Brooks. Commissioner Anderson interrupted by pointing out that people in the audience wanted to address the Commission on awarding of the Urban Initiatives contract.

Mr. Herman Gallegos of Human Resource Corp. stated that he was dissappointed for the City and County of San Francisco for what the Commission had done to set affirmative action back 20 years. He said in granting any contract to a firm you have to take into account the composition of the MAP team which does not include any Hispanics, the staff composition of Deloitte, Haskins & Sells excludes Hispanics and look at the record of the Housing Authority in regards to Hispanics. Again, with respect to the fact that there is a lawsuit which was settled between the Latinos for affirmative action and the Office of Revenue Sharing which is going to hold up Revenue Sharing and HUD funds because of the lack of compliance with affirmation action for Hispanics.

Mr. Gallegos said they have taken this action to contest and will continue to contest because they feel that Hispanics have been left behind too long in San Francisco. A lot of poor folks in San Francisco have suffered and struggled to make this a better community for everyone. Mr. Gallegos concluded by saying that the Commission did what they felt was right and they were going to do what they felt was right. The target in the city should be the Housing Authority.

The Secretary stated that the composition of the MAP team is set forth in a federal regulation governing Urban Initiatives programs. Those regulations require that there be representatives from PHTA,

the Housing Authority Urban Initiative Coordinator, Mayor's Office and HUD. The Housing Authority is not responsible for the selection of the persons serving on the MAP team.

Vice Chairperson Ubalde asked the total racial breakdown of the MAP team.

The Secretary responded that the representatives and racial breakdown was are follows: The PHTA representatives were past and present presidents of which both of them are Black females; HUD's representative is a White female, the Mayor's Office has a White male and the Housing Authority has a Black male. There are no Hispanics or Asians.

Ms. Flor Crane identified herself as a San Franciscan and taxpayer and commented that it was painful to see the Commission vote against the taxpayers. It is unfortunate that the Commissioners are not aware of the unemployment rate in San Francisco. Contracts have been awarded again and again to outside firms in San Francisco and if the Commission does not care about the affirmative action policy then they should think about what they are doing when they award contracts to outside firms when there are competent people right here in city.

Mr. Alex Pitcher stated that he was a staff member of Human Resource Corp., a former civil rights attorney and that he also represented a constituency in San Francisco and this country. He agreed with Commissioner Anderson and Ubalde's statements. He said that as an attorney he could not understand how the Commission could vote on a firm that was under investigation, particularly in light of the sensitivity of affirmative action. The Commission should look into the nature of the suit filed against Deloitte, Haskins & Sells. The Housing Authority has been under attack for a long time and yet the Commission would vote again on a firm that has a cloud over it and that same cloud is over this entire country in regards to affirmative action.

Mr. Pitcher contined by saying that if Human Resource Corp. is not going to be accepted then before Deloitte, Haskins & Sells is accepted an investigation into the nature of the complaint filed against them should be initiated or at least withhold awarding them the contract until the outcome of the suit is known; therefore, if the Commission wants to see minority firms be successful they should table their decision until a complete investigation has been completed and at least give the minority firm a chance.

Commissioner Cook asked if anyone was aware of the status of the Anti-Trust complaint because it would seem that from what he had heard so far that there had already been an indictment and conviction.

Mr. Tom Rubin of Deloitte, Haskins & Sells commented that the status of the complaint is that it was filed approximately one month ago. He said he did not have any specific information other than what he read in the newspapers and that it is still in the preliminary discovery phase; also. Deloitte, Haskins & Sells is a fairly large organization and as such, they receive approximately 2000 lawsuits per year. A vast majority of them never get to court. They have had numerous complaints of this nature before, many have progressed to investigation, but never in the history of their firm had they been found guilty of discriminatory practices.

Commissioner Ubalde asked if Deloitte, Haskins & Sells opposed Filipino CPAs getting their certification.

Mr. Rubin answered yes, but it was due to a technical nature that would require some discussion and he did not feel that this was the proper forum for that discussion. However, it was not the Big Eight firms alone there are many small practitioners, many minority practitioners who were also trying to keep up what they feelare high standards in their profession.

Commissioner Ubalde asked if this included those who got waivers without college degrees, and those without high school diplomas and the 20% of those who were practicing.

Mr. Rubin continued by stating that those were issues that existed 10-15 years ago and since that time had changed significantly. He said that Deloitte, Haskins & Sells had offered to assist minority people, especially the Filipino community, in obtaining the competence and qualifications necessary and the Filipino community chose to fight it through a suit. Their firm offered many times to meet with the Filipino communi-

to lay out programs they felt were sufficient to achieve the desired level of qualifications. This is not something that is discriminatory against Filipinos or any other minorities, this standard is required in order to get a CPA certificate and it is also applied to foreigners.

Mr. Rubin stated that the Filipino community had elected to say that they felt that they shold be excluded from taking the CPA exam and this issue has been a controversy for the past number of years. We are looking at the allegations made by the plaintiffs, something that has not gone through a court of law, something in the discovery phase that has not been completed and facts and figures that has been brought up by the plaintiff. In all fairness, if you are going to base anything on that then you should realize that you are looking at only one side of the story.

Commissioner Anderson stated that in the Anti-Trust complaint on page 2 and the third paragraph it states, "The complaint is brought on behalf of this nation's 30 million Blacks, 20 million Hispanics, and 1.5 million Filipino-Americans, as well as consumers in general". A complaint has been filed and it is up to Deloitte, Haskins & Sells to answer to it.

Mr. Rubin agreed that the complaint had been brought, but that the preamble on who it was brought on behalf of is a bit broad; for example, the several hundred Black people working for them are not a part of that 30 million Black people.

Vice Chairperson Ubalde said that he would like the Anti-Trust Complaint made a part of the official records.

Mr. Ernest C. Ayala asked to address the Commission. Commissioner Ubalde announced that Mr. Ayala was a Commissioner on the Board of Governors of City College of San Francisco and an elected official of the City of San Francisco.

Mr. Ayala asked if there were ever an award made to an Hispanic firm from the Housing Authority since its inception and if there was any representation on the Commission from the Hispanic community, since Hispanics are the largest minority in San Francisco. Mr. Ayala said that in light of Proposition 13 and Executive Order 11246, dealing with affirmative action, it seems that this would be an opportuned time to implement the affirmative action policy since there is a minority organization represented. Mr. Ayala said that the reason for his presence was due to the question of competency and political involvement of the Human Resource Corp.

Mr. Ayala commented that the Hispanic community is involved in politics, that politics is an educational process and all Hispanics should become involved in politics because that is where the education system is and everything we do is involved in politics one way or another. Mr. Ayala stated that he is knowlegeable of the people involved in the Human Resource Corp. and if there is a question of this firm's competence, then where and in what areas do these questions pertain to.

Mr. Henry Der, Executive Director of Chinese Affirmative Action, stated that for the past 4-5 years Chinese people have had considerable experience in reviewing the hiring practices of the Big Eight firms. He said that the Commission should be impressed with the affirmative action statistics or the representation of minorities on this contract. By in large, ethnic minorities are still not adequately represented in the Big Eight firms. While the Big Eight firms contend that they have a fair number of Asian-Americans on their staff, our organization contends that the hiring of Asian-American accountants is far below the availability of Asian-American accountants in the work force. We are over represented as Asian accountants in the Bay area, over 25% of all students at Berkeley, University of San Francisco, and San Francisco State in the accounting department are Asian-Americans.

Mr. Der continued by saying that the Big Eight firms have made some progress, but it was progress made under some kind of constant pressure. Secondly, there is a moral question involved. How this Commission can act favorably on this resolution toward Deloitte, Haskins & Sells is questionable especially since people concerned about hiring and certification of Filipinos will be in battle in Los Angeles on September 28, 1979, opposing the Big Eight hiring and certification practices. This fight is not only for Filipino and other minority certification, but to be a integral part of the CPA industry which is most powerful throughout this country. Affirmatively, this Commission should give business entreprenuerships to minority firms.

Mr. Wayne Nishioka asked for a response from the persons who voted to award the Urban Initiatives contract to Deloitte, Haskins & Sells so he could better understand the reasons for not awarding it to Human Resource Corp.

Commissioner Cook recommended that Mr. Nishioka read the minutes from the last Commission meeting to familiarize himself with the current status of the matter.

Mr. Henry Kroll state that he read the minutes, but he failed to see Commissioner Cook's position adequately presented. Commissioner Cook acknowledged that his objections were clearly documented in the minutes and further clarification was not necessary.

Commissioner Cook stated that he would like to call for question. Chairperson Byrnes said that there is a call for question and a vote. The Secretary added that for the records the Commissioners were voting on whether or not to authorize the Executive Director to enter into the contract for Management/Maintenance Assistant component with the firm of Deloitte, Haskins & Sells, and on that question the Roll Call was as follows:

AYES: Commissioner Byrnes
Commissioner Fong
Commissioner Brooks
Commissioner Cook

NAYS: Commissioner Ubalde
Commissioner Anderson

ABSENT: Commissioner Hom

Commissioner Anderson noted that on Page Two, last paragraph of the letter from HUD, it stated that if the Board rejected a recommendation from the MAP team that it should be filed into the HUD Headquarters and that the Board of Commissioners had sole contracting responsibility for the Housing Authority. However, HUD headquarters has the final authority for contract approval under the Urban Initiatives program.

Commissioner Anderson moved that Human Resource Corp. proposal be sent to the HUD Headquarters and let HUD deal with the results of this discussion.

The Secretary stated that in this particular instance the Commission under its contracting authority have already taken a vote authorizing the contract be awarded to Deloitte, Haskins & Sells; however, due to the peculiar nature of this program and the MAP team's role what the Commissioner have done was accept the MAP teams' recommendation. The Secretary continued that since the final approval would come from the HUD office that the Human Resource Corp.'s proposal along with Deloitte, Haskins & Sells' proposal be forwarded back to HUD for its consideration and that this procedure would be consistent with the letter from HUD.

Commissioner Cook stated that since the Commission was appointed to make decisions for the Housing Authority he did not like the idea of deferring his decision-making ability to the HUD office in Washington because they would not have the sensitivity as other people do at a lower level.

Commissioner Anderson said he could appreciate Commissioner Cook's enthusiam, but we are operating under HUD guidelines and what the Commission is doing is sending the proposals back to HUD to let them make a choice between the two proposals.

The Secretary further explained that there are two records, one indicates that the Commission voted to authorize the contract be awarded to Deloitte, Haskins & Sells, that is still a matter of record that has to be voted on and forwarded to Washington for approval; in addition to that, if Commissioner Anderson's motion to also forward the proposal of Human Resource Corp. to HUD is voted on then you are also forwarding as an expression of your concern that Human Resource Corp. be considered. If Washington decides not to go with Human Resource Corp. then you already have as a matter of your own law the authorization for the Executive Director to enter into contract with Deloitte, Haskins & Sells, if on the other hand they choose to approve the proposal of Human Resource

Corp., then we will have to come back to the Commission for a resolution authorizing to enter into that particular contract.

Commissioner Cook stated that on the contrary this explanation should be reversed. Since this body has taken a stand on one firm that the Commission's decision should be forwarded to HUD and should they disapprove they should send it back and have the Commissioners reconsider thier action.

The Secretary added that HUD could very well do that, they could send it back and ask the MAP team to reconsider their recommendation.

Commissioner Anderson stated that in light of the fact that the MAP team was not priviledged to the community input and the minority reports from the Commission prior to making their recommendation and that perhaps HUD would be in a better position to examine the entire situation.

Chairperson Byrnes asked that the motion be restated.

Marge Hall, Secretary to the Executive Director, stated that the motion was made to send in addition to Deloitte, Haskins & Sells' proposal the proposal from Human Resource Corp. for HUD's perusal.

Chairperson Byrnes asked for the Roll Call. The Secretary stated that in addition to the authorization to enter into the contract with Deloitte, Haskins & Sells and thereby accepting the MAP team's recommendation, that the Commissioners concern that Human Resource Corp. also be considered. Upon Roll Call the "AYES" and "NAYS" were as follows:

AYES: Commissioner Byrnes
Commissioner Ubalde
Commissioner Anderson

NAYS: Commissioner Cook
Commissioner Brooks

ABSENT: Commissioner Hom

Commissioner Fong was excused prior to the vote.

Chairperson declared the motion passed.

Vice Chairperson Ubalde said that he would like for the Finance Committee to study the legality of this matter and if the Commission was in compliance with the affirmative action guidelines. Commissioner Anderson assured the Vice Chairperson that the Finance Committee would diligently pursue the challange put before them, utilizing the services of the Federal Government, United States Civil Rights and any other agency within the government to research into the matter and bring back a recommenda

9. NEW BUSINESS:

Secretary introduced the following Resolution.

AUTHORIZING AGREEMENT WITH ALEXANDER GRANT AND CO.

RESOLUTION NO. 2280
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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ALEXANDER GRANT AND COMPANY TO PROVIDE ACCOUNTING SERVICES
* *

RESOLUTION NO. 2280
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ALEXANDER GRANT & CO. TO PROVIDE ACCOUNTING SERVICES
* *

WHEREAS, the San Francisco Housing Authority has entered into Annual Contributions Contracts with the U.S. Department of Housing and Urban Development for its Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618; and

WHEREAS, the U.S. Department of Housing and Urban Development requires that bi-annual audits be made on the accounts and records of any organization receiving such grants; and

WHEREAS, the San Francisco Housing Authority's last audit was for the period ending September 30, 1977; and

WHEREAS, on August 24, 1979 the Housing Authority requested proposals from various CPA firms to audit said grants; and

WHEREAS, on September 14, 1979 the following proposals were received and reviewed by Housing Authority staff;

NAME	STAFF DAYS	AMOUNT
Peat, Marwick, Mitchell and Co.	338	$86,000
Alexander Grant & Co.	242	60,760

WHEREAS, after a review of the proposals, the Housing Authority staff determined that the best proposal was Alexander Grant & Co.;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. A contract for performing an audit of the San Francisco Housing Authority's Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618 for the period of October 1, 1977 to September 30, 1979 be awarded to Alexander Grant & Co. in the amount of $60,760.

2. That the Secretary-Executive Director is authorized and directed to execute the above named contract on behalf of the Housing Authority.

The Secretary stated that he provided the Commissioners with a memorandum from HUD stating that the Housing Authority must conduct an audit during the period of October 1, 1977, to September 30, 1979. Pursuant to those instructions the Authority advertised for bids from accounting firms. A recommendation to enter into contract with Alexander Grant & Co. in the amount of $60,760.00 was brought before the Commission.

The Secretary also stated that per the Commissioners instructions at the September 13, 1979, meeting, a letter was forwarded to HUD requesting that the audit not be done at this time and as of this date a response to that request had not been received.

Commissioner Ubalde asked if the Commission voted to pass this resolution could it be retracted if HUD agrees that it is not appropriate for the Housing Authority to be audited at this time.

The Secretary answered that what the Commissioners would be doing is authorizing the Executive Director to enter into a contract and should HUD decide to proceed with the audit then the Commissioners would not execute the contract.

Vice Chairperson Ubalde made a motion to accept the foregoing resolution. Commissioner Brooks seconded. Upon Roll Call the "AYES" and "NAYS" were as follows:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Hom		
EXCUSED:	Commissioner Fong		

Chairperson declared said motion carried.

AUTHORIZING AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY

The Secretary introduced the following resolution.

RESOLUTION NO. 2281
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND AGREEING TO INDEMNIFY THE SAN FRANCISCO REDEVELOPMENT AGENCY IN CONNECTION THEREWITH
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RESOLUTION NO. 2281
* * * * * * * * * * * * * * *

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FORESTRY AND AGREEING TO INDEMNIFY THE SAN FRANCISCO REDEVELOPMENT AGENCY IN CONNECTION THEREWITH
* *

WHEREAS, Housing Authority and San Francisco Redevelopment Agency have submitted a joint application for funds pursuant to the California Urban Forestry Program to plant trees on property within the Hunters Point approved Redevelopment Project Area and on Housing Authority Hunter View Housing Project, CAL 1-18(3) adjacent thereto; and

WHEREAS, the State Department of Forestry has informed the Housing Authority and San Francisco Redevelopment Agency that it will provide funds to them pursuant to said Program in the amount of TEN THOUSAND DOLLARS ($10,000.00) upon execution of an Agreement with the State Department of Forestry;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be, and the same is authorized to execute said Agreement with California Department of Forestry.

II. That the Executive Director be, and the same is authorized to enter into an agreement indemnifying the San Francisco Redevelopment Agency in connection therewith.

III. That upon execution of this Agreement, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the Agreement.

IV. That this resolution becomes effective immediately.

The Secretary stated that this was a joint undertaking by the Housing Authority and the Redevelopment Agency, with respect to planting trees in the Hunters' Point Project area. The resolution would also be adopted in similar form by the Redevelopment Agency indemnifying the Housing Authority and in turn the Housing Authority would indemnify the Redevelopment Agency.

Vice Chairperson Ubalde commented that he felt good about this resolution in that its a cooperative venture between two agencies and he saluted the staff for their fine work. Commissioner Ubalde made a motion to accept the foregoing resolution. Commissioner Brooks seconded. The vote was as follows:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Hom		
EXCUSED:	Commissioner Fong		

Chairperson declared said motion carried.

AUTHORIZING THE ADOPTING SPECIFIC RENT RANGES FOR LOW INCOME PROJECTS

RESOLUTION NO. 2282
* * * * * * * * * * *

RESOLUTION ADOPTING SPECIFIC RENT RANGES
FOR LOW INCOME PROJECT CAL 1-39, A PROJECT
FOR SENIOR CITIZENS
* *

RESOLUTION NO. 2282

RESOLUTION ADOPTING SPECIFIC RENT RANGES FOR LOW INCOME PROJECT CAL 1-39, A PROJECT FOR SENIOR CITIZENS

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco adopted at their regular meeting on September 22, 1977 Resolution #2111;

a " RESOLUTION ESTABLISHING POLICIES WHICH TOGETHER WITH THE ANNUAL CONTRIBUTIONS CONTRACT AND CALIFORNIA HOUSING LAW, SHALL GOVERN THE ADMINISTRATION OF THIS AUTHORITY'S LOW-INCOME HOUSING PROJECTS AND SECTION 23, LEASED HOUSING, AS IT RELATES TO TENANT SELECTION AND CONTINUED OCCUPANCY".

WHEREAS, said resolution among other matters established a policy on rent ranges to "assure financial solven of the projects".

WHEREAS, HUD-Area Office now requires specific rent ranges to be developed and adopted by the Housing Authority Commission for each new project.

WHEREAS, the Commission of the Housing Authority o the City and County of San Francisco approved at their regular meeting of April 12, 1979 the Development Program for CAL 1-39

WHEREAS, the average rent range developed for this project, see exhibit #1 to this resolution, is less than the projected average monthly gross rent indicated in the Developm Program.

NOW, THEREFORE BE IT RESOLVED, THAT THE COMMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISC ADOPT THE SPECIFIC RENT RANGES FOR CAL 1-39 DATED 8-24-79 AS INDICATED IN EXHIBIT #1 TO THIS RESOLUTION.

San Francisco - CAL 1-39 (60 Elderly Units) 8/24/79

Rent ranges determined from the range of eligible renter families residing in the County jurisdiction are shown in terms of both gross rent ranges and contract rent ranges. The income levels have been updated to 1979 levels by applying a 6 percent income increase factor to the EMAD calculated 1976 incomes. The percentage distributions of families to the income ranges replicates the distribution of families residing in the County.

Income Levels		Inc. Ranges for Eld. Total Inc. less 10%		Gross Rent Ranges		Midpoint of Range	No. of Units	Estimated Mo. Gross Rent
Under	$2120	Under	$1908	0	- $ 40	$ 20	13	$ 260
$2120	4239	$1909	3815	$40	- 79	60	14	840
4240	6359	3816	5723	80	- 119	100	19	1900
6360	8479	5724	7631	120	- 159	140	10	1400
8480	10599	7632	9539	160	- 199	180	4	720
10600	12719	9540	11447	200	- 238	219	0	0
12720	over	11448	over	239	- over	258	0	0
							60	$ 5120

Less estimated mo. allowances for tenant-purch. utilities ($6 x 36 = $216 plus $21 x 24 = $504, total $720) 720 = $12 avg.

Estimated Monthly Contract Rent $4400 = $73.33 PUM

Contract Rent Ranges	Midpoint of Range	No. of Units	Mo. Cont. Rent
0 - 28	$ 14	13	$ 182
28 - 67	48	14	672
68 - 107	88	19	1672
108 - 147	128	10	1280
148 - 187	168	4	672
188 - 226	207	0	0
227 - over	246	0	0
	Estimated Monthly Contract Rent		$4478 = $74.63 PUM

The Executive Director reminded the Commissioners that there was late communication on the foregoing resolution and that the communication received on September 27, 1979, was the most reliable one.

Commissioner Ubalde asked if the rent policy would affect the present housing tenants.

The Secretary stated that this resolution was for the CAL 1-39 development. It indicates a trend that is indicative of where the Housing Authority is going with establishing rents in public housing. Requirements are that specific rent ranges be adopted for each development as they come through and this rent range is for the aforementioned development, it does not affect the other developments.

Commissioner Ubalde asked if this meant that in the future there would be different recommendations brought before the Commission and if there would be an opportunity to seek a solution to this matter. Commissioner Ubalde suggested that a blanket policy be offered wherein the staff would not be shackled to respond to the present demands of rent, income and expenses.

The Secretary said that very shortly a recommendation would be brought before the Commission to adopt an authority-wide rent range policy that would be applicable to all of the housing developments.

Vice Chairperson Ubalde made a motion to accept the foregoing Resolution. Commissioner Cook seconded and upon Roll Call the "AYES" and "NAYS" were as follows:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Hom		
EXCUSED:	Commissioner Fong		

The Chairperson declared this motion carried.

Chairperson Byrnes asked that at the next Commission meeting a progress report on Westside Plaza be submitted. She asked how far along the Plaza was with their accomplishments and the viability of the tenant and youth groups.

Vice Chairperson Ubalde stated that in reference to Page 2 of the Arthur Anderson & Co. report had the October phase been completed and what was meant by system's tests.

Mr. Tony Walker, Manager for Arthur Andersen & Co., stated that it would be converting into the first phase and the system's tests meant that their company checked out systems thoroughly with test transactions before they actually converted to an operational system for the Housing Authority and that system should be completed by the end of the week.

Commissioner Ubalde noted that there was a very serious observation on Page 3 of the Arthur Andersen & Co. report in regards to the Data Processing Department that stated " In addition, the Data Processing Department is staffed primarily by contract personnel. As a result, the Housing Authority is particularly vulnerable to the loss of these personnel and the knowledge of the system which they have. The long term success of this system, as with any complex data processing system, will depend on the long term commitment of personnel to the system and the Housing Authority". Commissioner Ubalde asked if this statement had been addressed with the contract previously made.

The Secretary stated that the contract Commissioner Ubalde was referring to was one contract, in addition to that particular contract the Authority has other personnel working on contract. The problems the Authority is dealing with are in recruiting competent personnel in the data processing field. The Authority is not competive in the sense of

salaries and other working conditions with persons who can find work elsewhere in the data processing field, but rather than allow that work to go without personnel the contracting process was developed. The Housing Authority st is still actively and vigorously recruiting and as soon as possible those positions will be filled with permanent personnel.

George Millburn, Controller, stated that one of the functions of the contracted personnel authorized two weeks ago is to deal in recruitment of individuals who are qualified. The job descriptions have been rewritten for the Programmer and Sr. Programmer Analyst positions which are two crucia positions that are currently vacant. These positions have been advertized and will be closing the middle of next week, afterwhich, we will be interviewing. The issue of salaries has increased significantly due to the salary categorization which takes effect on Monday, October 1, 1979, however, these positions were tied with the City and County of San Francisco and they have the same problems the Authority has. The system purchased by the Authority is not the most modern one, but it is quite capable of performing the functions necessary for this agency.

Commissioner Ubalde asked the feasibility of the Housing Authority being audited at this time.

Mr. Tony Walker said that he could not respond to that question at the present time, although, his firm was assisting in putting in a system that could handle the books and records in a mechanized manner and to increase control over that system. Once the system is in effect it will be up to the Housing Authority to properly feed the system and an audit opinion quite possibly could not be rendered if the proper procedures are not followed.

Commissioner Ubalde asked the Controller if the schedule was still set for 1980.

Mr. Millburn stated that the Authority would be audited this year. He said that the audit firm and himself had reached the conclusion that attempting to get an opinion on the statement of operations is not worthwhile, that it would end up with only a audit on a balance sheet stating what the balance sheet accounts would be as of September 30, 1979. That informati would be given to the firm in mid-January and after that audit completion a beginning point will be formed and two year from now the first audit will show a statement of operations; however, it is hopeful at this point that the Authority will be able to perform the duties necessary with Alexander Grant & Co. to have an unqualified opinion on the balance sheet as of September 30, 1979.

Commissioner Ubalde requested that the Finance Committee assess the competitiveness of the Authority in regards to the programming personnel, which is a serious blockage in moving on with the accounting system and hopefully something can be worked out with HUD in getting an allowance in regards to the incomes. Commissioner Anderson agreed.

10. ADJOURNMENT:

Chairperson declared meeting adjourned at 11:45 a.m.

_____
CHAIRPERSON

_____
Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held: Thursday, October 11, 1979

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California, Thursday, October 11, 1979 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:17 a.m.

Roll Call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
Booker T. Anderson, Commissioner
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

ABSENT: The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
James San Fong, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Paul Johnston, Local 400
Evelyn Darnes, Local 400
George Lee, Ping Yuen
Christine Neal, PHTA
Frances Williams, PHTA-Harbor Slope
Cleo Wallace, PHTA
Susan Hughes, HUD

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda as presented with a second by Commissioner Anderson. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Hom moved for approval of the minutes with the records reflecting his absence at the previous meeting. Commissioner Brooks seconded. Unanimously approved.

5. GENERAL COMMUNICATIONS:

The Secretary stated that he was in receipt of a letter from HUD formally approving the Housing Authority's application on the Urban Initiatives Anti-Crime Program for the North Beach Project. He said that a copy of that application was previously forwarded to the Commissioners and upon the necessary adjustments and revisions required by HUD's letter, a copy would be forwarded to the Commissioners to properly apprise them of the conditions.

Chairperson Byrnes asked when the funds would be available. Secretary responded that the funds would be made available immediately after adjustments have been made to the application which would probably be before the end of the year. He added that the total amount of the grant is $703,0 which is a combination of the Department of Labor funds, Community Develop Block Grant Discretionary funds and special funds from HUD.

Secretary contined by saying that this grant meant a combi of physical renovation and improvement, as well as employment, recreatio and child care programs for the North Beach Project.

Chairperson Byrnes asked how many housing authorities throughout the country received similar grants. The Secretary stated there were approximately 43 housing authorities selected out of 170 applications.

Chairperson Byrnes complimented the Executive Director for the excellence in which the application was presented and that it would be of great need for this project. The Secretary in turn complimented staff members, Evert Heynneman and Pat Andrews, who participated in the preparation of the application.

6. REPORT OF SECRETARY:

The Secretary reported on the PHTA meeting held on October 9, 1979. He said that the purpose of the meeting was to receive a survey conducted by Congressman John Burton's Office regarding certain code violations in the Plaza Project. He said that there are a number of code violations, some serious and some not as serious, nevertheless, they do constitute code violations in the Plaza development. Copies of that survey will be forwarded to the Commissioners.

The Secretary stated that Supervisor Ella Hutch indicated that she will be submitting legislation requesting that the Plaza be designated as a concentrated code enforcement project. Once that legislature is introduced, Housing representatives will be there to respond to it.

Secretary added that he felt that it is important that a closer look be taken at the implications of such a program. He also stated that to have a code enforcement program take place in some of the projects may result in dislocation of some of the present tenants and if that is the case, a more serious problem will be in providing the funds to rehabilitate and renovate those particular code violations, but also solving the relocation problem. Therefore, the Secretary said that if legislation is introduced there should be legislation providing funding to accommodate the relocation that may take place.

Secretary continued by saying that it had been his experience with code enforcement programs that some temporary and permanent dislocation had resulted.

The second part of the Secretary's report was the status report requested by the Commission on the progress of the Plaza program. He stated that Plaza East and West Projects were the subject of Mayor Feinstein's visit on August 3, 1979, since that time staff had been working in a number of areas attempting to improve situations in that development. Efforts in getting some type of social, recreational, employment program underway at these developments would be reported by Mr. Jim Nolan, Housing Authority staff member and Larry Custus, Chief of Maintenance, would report on the maintenance aspect of the program.

Mr. Larry Custus summarized his report into to three categories: (1) Vandalized units; (2) Vacated units; and (3) Exterior painting of the Plaza. Mr. Custus said that this report was to establish the average cost to bring these categories back on the rent roll. The report makes it possible to project costs and it is scheduled to bring 10 units per week back to the rent roll.

Mr. Custus continued saying that the schedule was based on dealing with the units with the least amount of difficulties, localizing the work in one area which would make it easier for the managers to rent the units and to maintain better control over the labor which causes a reduction in supervision costs; also, to secure supply rooms in order to get better inventory control as to where supplies are being used.

Mr. Custus stated that in order to accomplish this new doors, locks and burglar alarms would have to be installed, along with decommissioning light switches so that new keys for operation would be required, all of which would make the problem of vandalism more difficult.

Chairperson Byrnes asked for a progress report on the present vandalism problem. Mr. Custus stated that vandalism is still occurring and will continue until the mineral-filled solid doors are replaced with solid core door and relocating lock sets on the doors are completed. Mr. Custus added that two breakins occurred on August 21 and September 25, 19[illegible] which costs the Authority severly in equipment and materials.

Commissioner Anderson asked what plans were made to insure that in the code enforcement project that once people are moved out that they will be guaranteed to be moved back in. He said that this could easily be an attempt on the part of self-interest profiteers to say that an attempt to enforce the codes were made, but due to lack of monies, the buildings had to be torn down therefore leaving poor people scrounging for another place to live. Commissioner Anderson stressed the point that being on top of this issue is extremely important.

Commissioner Anderson asked that a projected report on the guarantee that tenants would not be moved out and that the land and housing would be saved for them.

The Secretary concurred with the statement of Commissioner Anderson and added that if the legislation is introduced at the Board of Supervisors regarding the establishing of code enforcement, the Housing Authority will be represented and have sufficient data to indicate exactly what the probabilities are in relocation taking place and attempts to get some assurances from the sponsers of the legislation that funds can be made available to rehabilitate, but also to assist in relocation matters.

Commissioner Anderson requested that an invitation be sent to Supervisor Hutch inviting her to meet with the Commission in order to have on record what her state of mind is when she introduces this legislation, and also to recommend to her that she include in this legislation the guarantee that the people moved out will be moved back in.

Ms. Cleo Wallace, President of PHTA, stated that the legislation will supposedly be introduced on the 15th of October and PHTA was in possession of a copy and would be happy to forward a copy to the Secretary.

Secretary stated that he did in fact have a copy of the report and it would be forwarded to the Commissioners. He said that upon introduction of the legislation the Commissioners would be notified in the event they wanted to appear to give their testimony on that legislation.

Secretary said that the normal process with the Board of Supervisors is that legislation is introduced at the session of the Board on Mondays, then it is referred to the appropriate Board of Supervisor's committees and that committee schedules hearing, then reports back to the Board on the issue and presumably that is the normal process. If so, the Housing Authority will be in a position to testify at the committee hearing on the legislation.

Mr. Jim Nolan stated that what was done on the educational, recreational and employment aspect of the Plaza progress was that the program would be administered and implemented by the Buchanan YMCA, with the Director of YMCA taking full responsibility of the program. He said that the major problem was locating community space. Mr. Nolan recommended utilizing two one-bedroom units on the 2nd floor of the high-rise building as an experimental project. The cost would be approximately $3,000 for the renovation of the two one-bedroom units and the implementation and planning time would be approximately two weeks.

Mr. Nolan added that this project would be subject to HUD's approval. The YMCA has $9,800 in their budget and the estimated salary for a director for this program would be in the area of $12,000 minimum. The YMCA would supplement the salary, but approximately $2,500 additional funds would be needed to bring the sum of $9,800 to $12,000. Mr. Nolan said the equipment totalled $5,000. The Plaza has $4,500 in their budget which meant that an additional $500 would be needed. He said that furniture such as desks, chairs, etc. would be included within the budget, therefore an actual total of $7,000 would have to be supplied by the Housing Authority to implement this program.

Mr. Nolan said that it was his plan to check with the city to see if they have an inventory of surplus furniture.

Chairperson Byrnes asked about the staff under the YMCA budget.

Mr. Nolan stated that the director of the program would be salaried at $12,000 minimum. Two CETA personnel would be employed, one working with the youths and one working with seniors, also from the Mayor's Office of Employment and Training a job developer would be requested.

Chairperson Byrnes stated that she had been in contact with Barbara Bates of San Francisco State University, and was advised of the intern program where students were in training in the recreational areas of study which meant that they have to work a certain number of hours within the community in order to receive their degree. Chairperson Byrnes added that there is competition in hiring these students because of a voluntary basis and there is a process that must be followed. She stated that she was in possession of names and telephone numbers of approximately five persons on the staff of the University who could be contacted and she would forward these names to the Housing Authority staff to follow through on this matter.

Mr. Jim Nolan added that one of the conditions of the take-over by the YMCA was that they were to have full responsibility for the hiring of the staff.

Chairperson Byrnes said that perhaps the Authority should coordinate with the YMCA in supplementing the interns along with the CETA personnel which would give us additional help for this program.

Secretary suggested that the names of the interns be forwarded to Mr. Dennis Guest, Director of Resident Services.

Commissioner Cook asked if this had anything to do with the Western Addition Pride Corp.

Mary Rogers, Housing Authority staff member, responded by saying that the problem in the Western Addition is space and what can be done about it. She said that Rev. H. Williams of the New Liberation Presbyterian Church, located at 1100 Divisadero in San Francisco, offered his facility which could be used for the tutoring program. She said that the tenants from Plaza West had elected temporary officers for their project and that the officers were actively participating in the programs.

Mrs. Rogers responded to Chairperson Byrnes's question of whether the Mayor had been apprised of the progress of the programs since she became involved. Mrs. Rogers stated that she had spoken with Mayor Feinstein, but an official report had not been made.

Chairperson Byrnes suggested that the Secretary send a letter to the Mayor apprising her of the progress being made at the Plaza.

Secretary stated that the Mayor was kept aware of the progress at the Plaza through her weekly staff meetings. However, he said that he would send a letter to the Mayor requesting additional funding once all of the elements of the programs had been identified. He also said that the Mayor had indicated a commitment for funds and the Housing staff would be forwarding to the Mayor an employment document not only summarizing our own present efforts but that additional funds would be needed.

Mrs. Rogers further stated that the tenants were concerned about the upgrading of the units, that the only work done so far was the painting of the low-rises on Turk and Eddy Streets. She said that towers had not been touched and also money for a rat-abatement program was desperately needed.

Chairperson Byrnes commented that the Commission was informed of the interest in this program by the Mayor's office and there were funds from private foundations that were avaailable and there would be no better use for those funds other than to utilize it for this program.

Mr. Larry Custus added that the towers could not be painted at the present time due to the construction/maintenance dispute, as to whether the work to be performed is construction or maintenance work. He said that with pending labor negotiations every tool was needed in order to negotiate the best agreement possible. Mr. Custus noted that the entire exterior painting concept seemed to be of significant interest and to pursue the matter further might be a bad

7. REPORT OF COUNSEL:

Counsel stated that her report was on routine matters regarding the Internations Hotel issue which would be discussed immediately following the Commission meeting in Executive Session.

8. UNIFINISHED BUSINESS:

None.

9. NEW BUSINESS:

Secretary introduced the following resolution.

AUTHORIZING CONTRACT FOR REHABILITATION OF HARBOR SLOPE PUBLIC HOUSING

RESOLUTION NO. 2284
* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 110 DWELLING UNITS IN HARBOR PUBLIC HOUSING PROJECT, CAL 1-9, CONTRACT D URBAN INITIATIVES PROGRAM.
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RESOLUTION NO. 2234

* * * * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 110 DWELLING UNITS IN HARBOR SLOPE PUBLIC HOUSING PROJECT CAL 1-9, CONTRACT D

URBAN INITIATIVES PROGRAM

WHEREAS, on May 14 and 15, 1979, this Authority advertised for bids for the rehabilitation of the dwelling units in Harbor Slope Public Housing Project, CAL 1-9; and

WHEREAS, on July 11, 1979, the following bids were received for the rehabilitation work in Contract Area D, publicly opened and read aloud:

	Base Bid #1	Base Bid #2	Base Bid
1. S. J. Amoroso/Verrett Construction Co., a Joint Venture	$3,090,000.00	$3,306,000.00	$3,447,000
2. Nibbi Brothers	$3,238,000.00	$3,445,000.00	$3,595,000

WHEREAS, the Authority has evaluated the bids, and conferred with HUD regarding them, and has determined that funds will be available to award contract upon receipt and approval from HUD of the revised Annual Contributions Contract No. SF-255, Amendment No. ___.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That immediately upon receipt of said approval from HUD, a contract for rehabilitation of 110 dwelling units be awarded to S. J. Amoroso Construction Co., Inc. and Verrett Construction Co., a joint venture, in the amount of $3,447,000.00.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

The Secretary stated that this resolution was discussed by the Site & Design Committee and staff would provide more details upon request.

Commissioner Cook moved the foregoing Resolution be adopted. Commissioner Hom seconded and upon Roll Call the vote was:

AYES:	Commissioner Brynes	NAYS:	None.
	Commissioner Hom		
	Commissioner Anderson		
	Commissioner Cook		
	Commissioner Brooks		
ABSENT:	Commissioner Ubalde		
	Commissioner Fong		

Chairperson declared said motion carried.

AUTHORIZING REVISION NO. 1 TO THE PHASE VIII MODERNIZATION BUDGET

RESOLUTION NO. 2285
* * * * * * * * * *

RESOLUTION AUTHORIZING REVISION NO. 1 TO THE PHASE VIII MODERNIZATION BUDGET - POTRERO ANNEX, CAL 1-10; YERBA BUENA PLAZA ANNEX, CAL 1-18(5), AND 1815 EGBERT STREET.
* *

RESOLUTION NO. 2285

* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING REVISION NUMBER ONE TO
THE PHASE VIII MODERNIZATION BUDGET -
POTRERO ANNEX, CAL 1-10;
YERBA BUENA PLAZA ANNEX, CAL 1-18(5)
1815 EGBERT AVENUE

* *

WHEREAS, on April 13, 1978, the Commission of the Housing Authority of the City and County of San Francisco adopted Resolution 2147 authorizing application for 1978 Modernization Funds for the Potrero Annex, CAL 1-10, and Yerba Buena Plaza Annex, CAL 1-18(5) Housing Projects and for the remodeling of the Authority's offices at 1815 Egbert Avenue, so that that location could become the Authority's central location; and

WHEREAS, on June 20, 1978, the San Francisco Housing Authority was informed by the Department of Housing and Urban Development Area Office of the approval of the application as the Authority's Phase VIII Modernization Program; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco on March 22, 1979 adopted Resolution 2236 formally keeping 440 Turk Street as the Authority's Central Location; and

WHEREAS, the continuing reorganization of the Authority's operation will require physical modifications to the existing 440 Turk Street facilities; and

WHEREAS, the Authority believes that a change in the scope of work originally planned for Potrero Annex, CAL 1-10 will result in a better solution to the problems caused by the chronic vacancies of some units with less disturbance to the existing residents; and

WHEREAS, a change in the scope of work for both the Authority's office modifications and the Potrero Annex Housing Project, CAL 1-10 will require a revision to the approved Modernization Phase VIII Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority's Commission formally approve this Revision #1 to the Phase VIII Modernization Program.

II. That the Executive Director be and the same is authorized to submit this Revision #1 to the Department of Housing and Urban Development for their concurrance.

III. That upon approval of this Revision #1 by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

VI. That this resolution becomes effective immediately.

The Secretary announced that Mr. Paul Johnston of Local 400 had asked to address the Commission regarding the Modernization Budget as it pertained to the Egbert Street facilities.

Mr. Johnston asked if he was right in assuming that this resolution referred to the restoration of the heating and ventilation systems at the Egbert Street offices. Secretary informed Mr. Johnston that he was correct in his assumption.

Mr. Johnston proceeded that the union was very concerned about the problems at Egbert Street and introduced Ms. Evelyn Darnes, an employee of the Housing Authority to address the Commission on those issues.

Ms. Darnes stated that on the south side of Egbert Street housed the Rentals, Planning and Project Development Departments and the Operator's Room. She said that the direct sunlight in these areas caused an unbearable heating problem. Ms. Darnes asked that the Rentals Department be refilmed due to an error in the installation and that the window shades that were removed be replaced. She further stated that the sun rays in the Operator's Room produced a glare that made it difficult to see the switchboard clearly. Ms. Darnes continued that on the north side of Egbert Street housed the Maintenance, Rent Delinquency, Resident Services Departments and the Conference Room and during the winter season those departments were extremely cold. Portable heaters could not be used as they would short circuit the typewriters, but it was imperative that some form of heating be installed. Ms. Darnes also noted that the Data Processing Department had very poor ventilation which caused staff to keep the door opened at all times. Ms. Darnes further stated that the Police Department had improper lighting, the entrance gates were hazardous, that the ground leading from the entrance gate to the office was usually slippery causing accidents.

Ms. Darnes ended by saying that the conditions mentioned were causing the employees physical discomfort and that something must be done immediately.

Secretary stated that it had been known for sometime that the conditions at the Egbert facility were not normal and Mr. Ussery's shop had been working on a plan for a solution.

Mr. Johnston concurred with Ms. Darnes and added that the improper heating system had existed for the past three years and while waiting, interim steps could be taken. He said that it was up to the Union to do what was necessary for the welfare of the employees even if it meant instructing them to discontinue working until these matters have been corrected.

Mr. Ussery, Director of Program Development at the Egbert Street office, added that a couple of weeks during the summer months his office temperature had reached a level of 109° which made working unbearable. He stated that Ron Akielski, Architectural Planner on the staff, was available to comment on a possible solution to the matter.

Mr. Akielski explained that mechanical engineers were brought in to investigate the situation and in their review it was estimated that it would cost approximately $40,000 to modify the air conditioning system and $6,000 for a heat transmittion blocking film for the windown, however, the two items together would make a big difference in the functioning of the building.

Chairperson Byrnes asked how long it would take to install these systems.

Mr. Akielski answered that approval from HUD would come first and the availability of the materials needed would be second, therefore it would probably take from 2-3 months.

Commissioner Anderson said that due to procedural matters the problem at Egbert Street could not be solved at this particular Commission meeting. Commissioner Anderson made a motion that Local 400 representatives meet with the Site and Design Committee along with Housing Authority staff to act accordingly on the Egbert Street issue. Commissioner Brooks seconded and it unanimously passed.

Commissioner Anderson moved the foregoing Resolution be accepted. Commissioner Hom seconded and upon Roll Call the Vote was:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Anderson		
	Commissioner Hom		
	Commissioner Brooks		
	Commissioner Cook		
ABSENT:	Commissioner Ubalde		
	Commissioner Fong		

Chairperson declared said motion carried.

APPROVING APPLICATION FOR FUNDS FOR THE SECTION 8 AFTER-CARE PROGRAM

RESOLUTION NO. 2286
* * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS FOR SECTION 8 AFTER-CARE PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974
* *

RESOLUTION NO. 2286
* * * * * * * * * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT AFTERCARE PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSIND AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by subsidizing the rental of existing standard units in the City and County of San Francisco by means provided under the Section Eight Program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the Department of the San Francisco HUD Area Office did allocate funds in the amount of $352,153 and did invite the State of California Department of Housing and Community Development to submit an application through the Departments designated Public Housing Agency (PHA) for funds to be used under the Section Eight Aftercare Housing Program to provide housing by subsidizing rentals of existing standard units in the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the State of California Department of Housing and Community Development designated the Housing Authority of the City and County of San Francisco by letter dated September 21, 1979, as the official PHA to prepare the application and administer the program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to complete such application and to amend the Annual Contribution Contract with the Department of Housing and Urban Development to provide the necessary funds, when approved.

II. That this resolution shall become effective immediately.

III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated that the following resolution is one that the Authority has been involved in for sometime and it is one which authorizes the Executive Director to submit an application for funds to be used in the Section 8 After-Care Program, which would allow the Housing Authority 28 additional units.

Commissioner Anderson moved the foregoing Resolution be accepted. Commissioner Hom seconded and upon Roll Call the Vote was:

AYES:	Commissioner Byrnes Commissioner Hom Commissioner Anderson Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Ubalde Commissioner Fong		

Chairperson declared said motion carried.

The Secretary introduced the following Resolution.

AUTHORIZING THE EXECUTION OF AMENDMENT NO. 43

RESOLUTION NO. 2287
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 43 TO THE ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255
* *

RESOLUTION NO. 2287

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 43 (MODERNIZATION) TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255; PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

MODERNIZATION PROJECT NUMBER
CAL-1-902
HUNTERS POINT A, CAL 1-17A & ALICE GRIFFITH,
CAL 1-18(4)

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT&SA, and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the San Francisco Housing Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited

and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each project and to refund, renew, extend or substitute for any project loannotes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any project notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of project loan or permanent notes, there are hereby authorized to be issued, from time to time, project loan and permanent notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of project loan or permanent notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of project loan, permanent, or project notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the San Francisco Housing Authority impressed thereon and attested by the Secretary/Acting Secretary. Each project loan note shall be in substantially the form of HUD-9204 and each permanent note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project loan notes and permanent notes shall be issued to finance the Development Cost of non-permanently financed projects and permanently financed projects, respectively.

(C) Each note issued with respect to any project shall be a direct and general obligation of the San Francisco Housing Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest of such notes, and, together with all other notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the San Francisco Housing Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of a lien on the Residual Receipts of such project after providing for the payment of bonds issued in respect to such project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each noted issued with respect to such project, the San Francisco Housing Authority, to the fullest extent permitted by the laws of the state, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such project, including that certain real property relating to each such project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the San Francisco Housing Authority pursuant to the Contract:

Provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be valid or ineffective, it is the intention of the San Francisco Housing Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the San Francisco Housing Authority to pay the principal of and interest of each note from other funds of the San Francisco Housing Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meaning ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the San Francisco Housing Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further, that the project loan notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

The Secretary stated that this Resolution pertained to funds for work o be performed in the Hunters Point A and Alice Griffith Housing Projects. his application had been approved by the Department of Housing and Urban evelopment.

Commissioner Anderson moved the foregoing Resolution accepted. ommissioner Cook seconded and upon Roll Call the vote was:

AYES:	Commissioner Byrnes Commissioner Hom Commissioner Anderson Commissioner Brooks Commissioner Cook	NAYS:	None
ABSENT:	Commissioner Ubalde Commissioner Fong		

Chairperson declared motion carried.

AUTHORIZING THE EXECUTION OF AMENDMENT NO. 44

RESOLUTION NO. 2288
* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 44 TO THE ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255
* *

RESOLUTION NO. 2288

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 44 (MODERNIZATION) TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255; PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT: AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

MODERNIZATION PROJECT NUMBER
CAL -1-903
HARBOR SLOPE CAL 1-9 AND HUNTERS POINT B, CAL 1-17B

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, NT&SA, and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the San Francisco Housing Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited

and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each project and to refund, renew, extend or substitute for any project loannotes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any project notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of project loan or permanent notes, there are hereby authorized to be issued, from time to time, project loan and permanent notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of project loan or permanent notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost and (2) the principal amount of project loan, permanent, or project notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the San Francisco Housing Authority impressed thereon and attested by the Secretary/Acting Secretary. Each project loan note shall be in substantially the form of HUD-9204 and each permanent note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project loan notes and permanent notes shall be issued to finance the Development Cost of non-permanently financed projects and permanently financed projects, respectively.

(C) Each note issued with respect to any project shall be a direct and general obligation of the San Francisco Housing Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest of such notes, and, together with all other notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the San Francisco Housing Authority and authorized to be pledged to such payment pursuant to the Contract and (2) by a pledge of a lien on the Residual Receipts of such project after providing for the payment of bonds issued in respect to such project.

(D) As additional security for the equal and ratable payment of the principal of and interest on each noted issued with respect to such project, the San Francisco Housing Authority, to the fullest extent permitted by the laws of the state, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such project, including that certain real property relating to each such project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the San Francisco Housing Author[illegible] pursuant to the Contract:

Provided, that in respect to Permanently Financed Projects the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be forclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be valid or ineffective, it is the intention of the San Francisco Housing Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the San Francisco Housing Authority to pay the principal of and interest of each note from other funds of the San Francisco Housing Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meaning ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the San Francisco Housing Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective: Provided further, that the project loan notes authorized by this Resolution shall be exhanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

Secretary stated that the foregoing Resolution applied to funds for wo
n the Harbor Slope and Hunters Point Housing Projects and that HUD had apr
he application.

Commissioner Anderson moved that the foregoing resolution be accepted.
ommissioner Cook seconded and upon Roll Call the Vote was:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Hom		
	Commissioner Anderson		
	Commissioner Cook		
	Commissioner Brooks		
ABSENT:	Commissioner Ubalde		
	Commissioner Fong		

Chairperson declared said motion carried.

Chairperson introduced the following Resolution.

AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT

RESOLUTION NO. 2289
* * * * * * * * * *

RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE OF PRELIMINARY NOTES FOR LOW-RENT PUBLIC HOUSING PROJECT CAL 1-38.
* *

RESOLUTION NO. 2289
* * * * * * * * * * *

RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE OF PRELIMINARY NOTES FOR LOW-RENT PUBLIC HOUSING PROJECT CAL 1-38
* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract" with the United States of America (herein called the "Government".) (2) to enter into an agreement (herein called the "General Depositary Agreement") with the Bank of America, NT&SA (a member of the Federal Deposit Insurance Corporation, herein called the "Bank"); and (3) to authorize the issuance of its notes as evidence of advances to be made by the Government to the Local Authority pursuant to the Preliminary Loan Contract.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1.

The Preliminary Loan Contract is hereby approved and the Chairman or Chairman is hereby authorized and directed to execute two counterpart the Contract on behalf of the Local Authority, and the Secretary, Mr. Carl L. Williams is hereby authorized to impress and attest the offi seal of the Local Authority on each such counterpart and to forward s executed counterparts, or any of them, to the Government together wit such related supporting documentation as may be required by the Gover ment.

Section 2.

The Bank of America, NT&SA and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated M 29, 1969 which provides for the deposit of specified monies of "...or or more additional low rent housing projects...". The Local Authorit hereby determines that pursuant to the terms of the Agreement the afore-named Bank shall be the Depositary for the project established under this Agreement.

Section 3.

The Executive Director, Mr. Carl Williams is hereby authorized to f with the Government from time to time as monies are required, requis together with the necessary supporting documents requesting advance be made on account of the loan provided in the Preliminary Loan Co and the proper officers of the Local Authority shall prepare, execu and deliver to the Government Preliminary Notes hereinafter authori and shall accept payment therefor from the Government in cash and/o exchange for other notes of the Local Authority, and such persons ar authorized to do and perform all other things and acts required to done or performed in order to obtain such advances. Cash proceeds the sale of all Preliminary Notes shall be deposited and disbursed in accordance with the provisions of the Preliminary Loan Contract, amended.

Section 4.

(A) In order to evidence advances made by the Government pursuant Preliminary Loan Contract and to refund, renew, extend, or substitu for any Preliminary Notes by this Resolution authorized to be issu (or any Preliminary Notes by any other Resolution authorized to be issued which are outstanding, or on deposit for delivery pending p therefor, as of the date this Resolution becomes effective,) or fo Temporary Notes issued by the Local Authority, there are hereby au to be issued from time to time, Preliminary Notes of the Local Aut in an aggregate principal amount outstanding at any one time (whet authorized by this Resolution or any other resolution authorizing issuance of Preliminary (Notes) equal to the aggregate Estimated

RESOLUTION NO. 2289
* * * * * * * * * *

RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE OF PRELIMINARY NOTES FOR LOW-RENT PUBLIC HOUSING PROJECT CAL 1-38
* *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract") with the United States of America (herein called the "Government".) and (2) to enter into an agreement (herein called the "General Depositary Agreement") with the Bank of America, NT&SA (a member of the Federal Deposit Insurance Corporation, herein called the "Bank"); and (3) to authorize the issuance of its notes as evidence of advances to be made by the Government to the Local Authority pursuant to the Preliminary Loan Contract.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1.

The Preliminary Loan Contract is hereby approved and the Chairman or Chairman is hereby authorized and directed to execute two counterparts the Contract on behalf of the Local Authority, and the Secretary, Mr. Carl L. Williams is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such related supporting documentation as may be required by the Government.

Section 2.

The Bank of America, NT&SA and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated May 29, 1969 which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that pursuant to the terms of the Agreement the afore-named Bank shall be the Depositary for the project established under this Agreement.

Section 3.

The Executive Director, Mr. Carl Williams is hereby authorized to file with the Government from time to time as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Preliminary Loan Contract and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Preliminary Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or in exchange for other notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Preliminary Notes shall be deposited and disbursed only in accordance with the provisions of the Preliminary Loan Contract, as amended.

Section 4.

(A) In order to evidence advances made by the Government pursuant to the Preliminary Loan Contract and to refund, renew, extend, or substitute for any Preliminary Notes by this Resolution authorized to be issued (or any Preliminary Notes by any other Resolution authorized to be issued which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective,) or for Temporary Notes issued by the Local Authority, there are hereby authorized to be issued from time to time, Preliminary Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of Preliminary (Notes) equal to the aggregate Estimated

Preliminary Surveys and Planning specified in said Preliminary Loan Contract.

(B) Each Preliminary Note shall bear interest, and shall be payable, in form and manner as prescribed by the Preliminary Loan Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairman or Vice Chairman; and shall have the official seal of the Local Authority impressed thereon attested by the Secretary Mr. Carl L. Williams.

(C) Each Preliminary Note shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of the interest on such Notes.

(D) As additional security for the equal and ratable payment of the principal of the interest on all Preliminary Notes issued pursuant to this Resolution the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys and grants, unto the Government, all the real and tangible personal property wheresoever situated which it has acquired or may hereinafter acquire in connection with or relating to the low-rent housing undertaken pursuant to the Preliminary Loan Contract. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal of the interest on each Note from other funds of the Local Authority as herein provided.

Section 5.

Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meaning as follows:

(1) The term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Preliminary Loan Contract shall have the respective meanings ascribed thereto in the Preliminary Loan Contract.

Section 6.

All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Preliminary Notes (sometimes called "Preliminary Loan Notes") pursuant to the Preliminary Loan Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Preliminary Notes or Preliminary Loan Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective.

Section 7.

This Resolution shall take effect immediately.

Commissioner Anderson moved the foregoing Resolution accepted. Commissioner Hom seconded and upon Roll Call the Vote was:

AYES:	Commissioner Byrnes Commissioner Anderson Commissioner Hom Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Ubalde Commissioner Fong		

Chairperson declared said motion carried.

Ms. Cleo Wallace asked to make a statement. She spoke on matters regarding the Plaza. Ms. Wallace said that as PHTA President, she nor PHTA members were informed of the conversion of 4 bedroom units into a community center and that they were definitely opposed to such an occurrence. She further stated that they would not allow Ms. Mary Rogers of the Housing Authority staff, or anyone else to come in and take over the matters of the association. She added that PHTA had a Memorandum of Understanding to work problems out with the Executive Director directly, not his staff representatives.

The Secretary stated that there had been no decisions made with respects to utilizing units for community space, the options had been explored, but nothing was finalized. He further stated that there were concerns as to taking habital units and transforming them into community space. The Secretary also said that the argument between PHTA and Ms. Rogers was unclear and that Ms. Rogers was employed to become involved in community tenants programs.

Mr. Larry Custus stated that the proposal was not to take a 4-bedroom unit off the rent roll, but to use a 2-bedroom unit if it could be worked out and only on an experimental basis.

Mr. Jim Nolan added that he had attempted on several occasions to contact Ms. Wallace, but was infomed that she was out-of-town or unavailable; however, an effort was made to inform PHTA of this matter.

Mrs. Rogers commented that she was assigned to work with the tenants and she scheduled meetings only at the tenants' request. She said she was instructed to give reports to the Executive Director as part of her job and that is what she had done in the past.

Commissioner Cook suggested that staff propose some By-Law changes under Section 5 to include reports from tenants meetings and to have someone in a leadership capacity from the tenants association to report to the Commission on matters transpiring in their meetings.

The Secretary said that he would proceed with Commissioner Cook's recommendation if there were no objections from PHTA representatives. There were no objections.

Ms. Frances Williams a member of PHTA and resident of Harbor Slope stated that she was in possession of a letter from Ms. Liz Johnson addressed to Ms. Effie Robinson, Director of Special Programs. The nature of the letter dealt with a personal complaint against Ms. Robinson.

Chairperson Byrnes recommended that Ms. Johnson direct the matter to the Personnel Committee for investigation into her complaints.

Commissioner Hom asked about the security progress within the projects.

The Secretary informed him that he was in agreement with the tenants at the Ping Yuen development for their need for security. He said that the 9 month period for security in that particular project had expired and additional funding for security was being sought. He also said that he had met with Supervisors Molinari and Lau and they both indicated that they would do what they could to assist in seeking funding for this matter.

Mr. George Lee, tenant of the Ping Yuen development, asked if the International Hotel was going to be purchased. Mr. Lee was informed by the Secretary that the hotel itself was no longer in existence, however, the issue was for the purchase of the land and that a meeting with the Mayor was scheduled for October 12, 1979, at 11:30 a.m. to reach a decision on the matter, also Housing Authority Counsel would give her report on the

issue immediately following the Commission meeting. He stated that upon completion of the meeting Mr. Lee would be informed of the outcome.

Chairperson Byrnes announced that if there was no further discussion the meeting was adjourned with Executive Session immediately following.

The meeting was adjourned at 11:20 a.m.

_____
CHAIRPERSON

_____
CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 25, 1979 - Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California, Thursday, October 25, 1979, at 10:00 A.M.

1. ROLL CALL:

Meeting was called to order by Chairperson Byrnes at 10:20 A.M.

Roll Call found the following members to be:

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PRESENT: Joan M. Byrnes, Chairperson
Ben L. Hom, Commissioner
James San Fong, Commissioner
Betty Brooks, Commissioner
Preston Cook, Commissioner

ABSENT: The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Paul Johnston, Local 400
Elizabeth Anello, Local 400
Frances Williams, PHTA-Harbor Slope
Mary Rogers, Local 400
Bill Sutherland
Members of Local 400 and Craft Unions

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda as presented with a second by Commissioner Cook. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Hom moved for approval of the minutes as presented with a second by Commissioner Cook. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary stated that he was in receipt of a letter from the Mayor directed to the Board of Supervisors regarding her position on the International Hotel matter. The position the Mayor took was not to continue litigation on the I-Hotel and that the money put aside for the acquisition of the I-Hotel be used for other housing programs in Chinatown.

Secretary also stated that in the matter of the Carpenters' strike, the Housing Authority was in negotiations with them as well as the other craft workers who were affected by the strike. Secretary said that a meeting was scheduled for 3:30, October 25, 1979, with HUD representatives and the Assistant Secretary of Labor Relations to meet with Housing Authority staff and craft workers

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who were affected by the wage survey conducted by the HUD office, as a condition put forth for wage increases or fringe benefit increases that the Housing Authority can enter into. The purpose of the meeting was for HUD representatives to explain to the craft workers and their representatives the wage survey functions.

7. REPORT OF COUNSEL:

None.

8. UNFINISHED BUSINESS:

Secretary introduced the following Resolution.

RESOLUTION AMENDING THE PERSONNEL MANUAL

RESOLUTION NO. 2290
* * * * * * * * * *
RESOLUTION AMENDING THE PERSONNEL MANUAL TO DELETE THE PROVISION REQUIRING BINDING ARBITRATION
* *

RESOLUTION NO. 2290
* * * * * * * * * * *

RESOLUTION AMENDING THE PERSONNEL MANUAL TO DELETE THE PROVISION REQUIRING BINDING ARBITRATION
* *

WHEREAS, the Commission is the policy making body of the Housing Authority and is delegated authority under the California Health and Safety to set policies and procedures for all employees in the Authority, and

WHEREAS, the Commission constitutes the administrative body in determining disputes coming before the Authority, and

WHEREAS, the Personnel Manual contains a provision requiring binding arbitration of employee grievances as the last administrative hearing, and

WHEREAS, such provision delegates to a third party decisions that should remain with the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Step 4 of the Grievance Procedure of the Personnel Manual be amended to read:

   The Board of Commissioners, which represents the final administrative body of appeal, may act upon the matter itself or refer it to an impartial arbitrator mutually acceptable to the Authority and the employee. The recommendations and findings of the impartial arbitrator shall be referred to the Board of Commissioners for its final decisions.

2. This resolution shall take effect immediately.

Approved As To Form:

Lois L. Johnson
Counsel

Date

Secretary stated that the foregoing Resolution involved deleting the binding arbitration clause in the Personnel Manual which had been brought before the Commission previously, but at the request of Local 400 representatives no action was taken at that time. Secretary further stated that in order for Local 400 to participate another Personnel Committee meeting was scheduled and Local 400 representatives were present to state their views.

Secretary added that the Personnel Committee's vote was before the Commission and it urged their adoption of the Resolution.

Mr. Paul Johnson, Local 400 representative,asked who was at the meeting to represent Local 400. The Secretary stated the Ms. Barbara Jones and Mr. Jim Nolan were present and added that Mr. Johnston was notified.

Paul Johnston replied that it was the understanding of Local 400 that the effort to take binding arbitration out of the agreement procedure in the Personnel Manual was intended to be a prelude to eliminating or modifying it in the contract so that it would come into effect at management's convenience. Mr. Johnston said that the union dealt with this issue by informing the Housing Authority that Local 400 had no intentions of renegotiating the contract.

The Secretary commented that the intentions stated by Mr. Johnston was not expressed at the Personnel Committee meeting and that the binding arbitration issue would not amend the contract with the union.

Commissioner Brooks asked Mr. Johnston if he had prior knowledge of the Personnel Committee meeting in question. Mr. Johnston said that he was not notified of the Personnel Committee meeting nor had he received an agenda for the Commission meeting.

Secretary stated that it was a mystery how some of the other union representatives had received notification and Mr. Johnston did not. However, Local 400 was represented and they did not voice an opinion as to whether the meeting should not continue due to inadequate notice or representation, also it was incumbent upon Local 400 to inform the Committee of their indecision.

Mr. Johnston added that the proper context where these types of issues should be addressed would be at the bi-weekly meetings between Local 400 and the Executive Director,

The Secretary disagreed with Mr. Johnston and informed him that this matter had been brought before the Commission several months ago and if Local 400 felt that further deliberation was necessary it was their responsibility to raise that fact.

Ms. Mary Rogers, a member of Local 400, stated that agendas along with the resolutions attached were requested of the Housing Authority in advance. She said that the issue in discussion could have been dealt with prior to the Commission meeting. Ms. Rogers also said that the Safety Committee report was not included in the minutes and the union members did not like what was happening. She further stated that members would like to return to work and that the Commissioners should give serious thoughts as to what was going on.

Ms. Rogers suggested that copies of the agenda be sent to Paul Johnston, Barbara Jones and Betty Anello, in order for them to be aware of the issues involved. She added that lack of communication was the key problem to why the strike was in progress.

Ms. Elizabeth Anello commented that Local 400 had a verbal agreement with the Executive Director that three persons from the union would receive copies of the agenda and resolutions and the reason for that agreement was the fact the Local 400 representative were not housed in the same building and in order for them to properly respond to items on the agenda and better serve the employees, it was beneficial for them to receive proper notification.

Ms. Anello further stated that she personally felt that by not receiving proper notification was a direct blatant, not good faith effort on the part of the Executive Director.

The Secretary said that proper notification had been provided, however, Ms. Anello failed to mention instances in which Local 400 failed to keep meeting appointments or was late in attendance to scheduled meetings.

Barbara Jones, Chairperson of Local 400 stated that in reference to the Personnel Committee meeting, Local 400 requested that they were attempting to negotiate a contract with the Housing Authority and it was recommended to table the decision on binding arbitration until after that period of negotiations.

Secretary reminded Ms. Jones that Mr. Paul Johnston stated that Local 400 had no intentions of re-negotiating the agreement, furthermore, the binding arbitration matter does not pertain to that agreement.

Commissioner Cook commended that the above-mentioned issue was brought before the Commission at least twice and at least once in the Personnel Committee meeting and that there had been sufficient opportunities for full discussion on this issue before now.

Commissioner Cook moved the foregoing Resolution be accepted.

Ms. Mary Rogers interrupted the motion by saying that Local 400 members were not fully clear on the impact of this resolution and how it relates to them.

Secretary explained that at previous Committee meetings the language used to propose the terms of the binding arbitration issue was clarified.

Commissioner Hom suggested that those who were interested in obtaining copies of the agenda leave their names and addresses with the Secretary.

Mr. James Galvin, Craftman with the Housing Authority, stated that unions other than Local 400 was represented and they were not clear on the binding arbitration issue.

Secretary stated that the Housing Authority has no written agreement with any of the craft unions and there was no obligation on the Authority's part to enter into what is known as meet and confer sessions.

Ms. Evelyn Darnes, Local 400 member, asked the Commissioners if they were working for the employees and residents or the Executive Director. She said that several unions were represented at the Commission meeting and the matter of binding arbitration affected all of them. She continued by pointing out that the Commissioners were insensitive to the concerns of the tenants as well as the employees.

Commissioner Hom responded by saying that he understands human issues even though he had not been on the Commission for a long period of time and if it was not for his interest in the City and County of San Francisco Housing concerns he would not have accepted the position as Commissioner.

Ms. Darnes requested that the Commissioners table the matter of binding arbitration.

Mr. Paul Johnston stated that the law required that any changes in working conditions prior to making a decision be referred to the organizations representing the people concerned and that an effort be made to reach an agreement. He said there were never any real negotiations, but Local 400 members were somewhat protected due to their contract which has grievance procedures which has binding arbitration in it, however the craft unions do not have the same protection.

Mr. Johnston continued by saying that changing the craft unions conditions of employment meant they could be fired or disciplined arbitrarily at management's discretion. He further stated that the appropriate solution would be to table the resolution and refer to the negotiations in progress to find out what the unions response is to the binding arbitration issue under their grievance procedures.

Secretary stated that the change made in the binding arbitration provision does not effect the other aspects of the grievance procedure, it does not effect due process. Secretary asked Counsel to respond to this matter in terms of legal clarification.

Counsel explained that the law required that the Authority meet and confer with the unions and their representatives concerning changes in working conditions and at that time the Authority could take whatever decision it desired. The law does not require that the Authority must go along with the union, it merely says that the Authority must talk with the unions regarding their concerns.

Counsel further explained that binding arbitration provided the Commissioners with an opportunity to refer a hearing of an employee to an arbitrator who would hear the matter, present findings to the Commission, thereby enabling them to reach a final decision, also the due process element gave the employee the right to go before an arbitrator or to court.

Counsel stated that the Personnel Manual would not effect Local 400, however, it does affect the craft unions at the present time because they do not have a contract, but they are in meet and confer negotiations to form a contract and in those sessions they can deal with the question of binding arbitration. Counsel said that this was a personnel policy that dealt with management employees and people who were not in the unions.

Commissioner Cook again moved the foregoing Resolution be accepted. Commissioner Hom seconded and upon Roll Call the vote was:

AYES:	Commissioner Byrnes Commissioner Hom Commissioner Fong Commissioner Cook	NAYS:	Commissioner Brooks
ABSENT:	Commissioner Anderson Commissioner Ubalde		

Chairperson declared said motion carried.

Commissioner Brooks asked that since the resolution related to Local 400 how did it relate to the other unions.

Mr. James Hawkins, representing members of Local 261, stated that his purpose was to find out about monies owed to the men that were laid off from the Housing Authority. They felt they were being shafted and wanted a definite answer as to when they could expect payment.

Mr. Danny Flores, representative of the Laborers' Union, said that they were dissatisfied with the answers they were receiving from the Executive Director. He also stated that if the binding arbitration issue affects them, then they urge the Commissioners to render a no vote. Mr. Flores added that the Executive Director failed in hiring a negotiator to represent the union as promised.

The Secretary responded that the union representatives, as well as the Commissioners were aware of the difficulty existing in hiring a labor negotiator, however, in the absence of a negotiator the Authority had met with the unions whenever it was requested to discuss whatever issues involved.

9. NEW BUSINESS:

Secretary introduced the following resolution.

AUTHORIZING AMENDMENT TO THE BY-LAWS

RESOLUTION NO. 2291
* * * * * * * * * *

RESOLUTION AUTHORIZING AMENDMENT TO SAN FRANCISCO HOUSING BY-LAWS
* *

RESOLUTION NO. 2291
* * * * * * * * * * *

RESOLUTION AMENDING THE BY-LAWS
OF THE
SAN FRANCISCO HOUSING AUTHORITY COMMISSION
* *

WHEREAS, the San Francisco Housing Authority By-Laws, as amended, provides in Article III, Section V for the Order of Business of Commission meetings; and

WHEREAS, Article III, Section V of said By-Laws do not presently provide for Committee Reports and Tenant Representative Reports; and

WHEREAS, it is the wish of the Commission to amend Article III, Section V of the By-Laws to make provisions for Committee Reports and Tenant Representative Reports.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Article III, Section V of the By-Laws of the San Francisco Housing Authority Commission be amended to provide for Committee Reports immediately following the Report of Secretary and Tenant Representative Report immediately following the New Business provision.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Lois L. Johnson
Counsel

Date: _____

Secretary stated that the foregoing Resolution was a request by Commissioner Cook to make two changes in the By-Laws, in the order of agenda. It allows for a Committee Report and also an opportunity for tenant representatives to present a report to the Commission. The Secretary said that the recommended changes and the order or sequence in which they should appear henceforth on the agenda is being presented to the Commission and they will constitute the resolution's adoption of the amendment to the By-Laws.

Commissioner Hom moved the foregoing Resolution be accepted. Commissioner Brooks seconded and upon Roll Call the vote was:

AYES:	Commissioner Byrnes	NAYS:	None
	Commissioner Hom		
	Commissioner Fong		
	Commissioner Cook		
	Commissioner Brooks		
ABSENT:	Commissioner Ubalde		
	Commissioner Anderson		

Chairperson declared said motion carried.

Chairperson Byrnes stated that she had been contacted by Ms. Helga Acuna from the Santa Barbara Housing Authority and Ms. Acuna requested the support of the San Francisco Housing Authority Commissioners in regards to the terms of tenant commissioners. Chairperson Byrnes said that the present tenant commissioners serve a term of two years while other commissioners serve terms of four years. She said Ms. Acuna was attempting to bring the issue before the state legislature to have the policy changed.

Chairperson Byrnes proposed a resolution that tenant commissioners be appointed for a four year term. She also asked that a copy of the resolution be forwarded to the Santa Barbara Housing Authority to support their move to equalize the term of the tenant commissioners to that of the other commissioners.

Commissioner Cook seconded the motion. Unanimously passed by all Commissioners present.

Chairperson Byrnes asked to hear from the people in the audience regarding the strike.

Ms. Cleo Wallace stated that she had attempted to speak to the Commissioners prior to passing the tenant commissioners resolution. She said the tenant commissioners two year term on the board should be looked at in conjunction with the legislation it could pass on. She also noted that the Mayor had a choice as to whether a tenant commissioner serves two years or four years even though there were two legislative acts, one act serves in term of the State of California which dealt with a four year term and the one before the Commission today, sponsored by Senator Petrie, followed and it is one that is left to the discretion of the Mayor.

Ms. Wallace added that if the Commissioners were supporting someone else's resolution that it was confusing how they would be supportive now and was not when the Mayor previously made the decision that the policy would be changed, especially since there were two commissioners under a two year term on the board at the present time.

Mr. Fred March, San Francisco Building Construction Trade Council, commented that they were there after thirty-nine months of complete frustration. He said that the Executive Director had met with different craft workers and all the business representatives and the results had been zero. Mr. March added that his group had been pushed against the wall and that was the reason they were on strike.

Mr. George O'Brien, Laborer for the Housing Authority, said the tenants were the ones suffering under the strike and the Authority had never shown good faith in serving the tenants. He added that all he ever heard was that the Authority could not sign the contract and he wanted to know who could.

Ms. Jackie Thompson, Local 400 member and Senior Project Clerk at Hunters Point, stated that the issue of the strike now in session involved

money. Ms. Thompson said that due to poor maintenance service within the Authority caused tenants to result to threats in order to receive the service they were entitled to. She stated that some of the Commissioners were under the impression the people who resided in the projects were unable to comprehend, but she wanted to reassure those Commissioners that the tenants understood well what the problems were and they felt that if they were allowed to apply for some of the jobs available that their own would better understand their problems and would be more sensitive to their needs. She said some tenants had volunteered their services just to get the experience necessary to work for the Authority.

Ms. Thompson continued by saying that she knew for a fact that there were 13 positions eliminated within the last year, but was included in the 1979 budget. She felt that in order to end the strike and get the tenants better service then the money for these positions should be accounted for.

Ms. Thompson concluded that the tenants realized that their problems did not lie mainly on the managers and staff of their project, but more specifically on those at the executive level who will not take a stand to resolve the continuing problems.

Mr. Paul Johnston stated that on October 22, 1979, most of the clerical and technical employees of the Housing Authority decided to honor the carpenters picket lines. On October 23, 1979, Local 400 decided to submit their own request for strike sanction.

Mr. Johnston added that Local 400 had expressed a number of times their concerns about the tenants living conditions and the difficulty the Housing Authority was having in pulling the Authority together. He said that these issuesshould not have to be strike issues but ones that could have been resolved between the union and the Executive Director, however, a list of those issues were forwarded to the Executive Director for his review.

The Secretary responded that he was in the process of preparing a response to the issues referred to by Mr. Johnston and upon its completion he would forward a copy to the Commissioners.

Ms. Frances Williams stated that she had been a tenant for 35 years and was previously a CETA employee. She said she was glad that her position had been terminated because of the corruption within the Housing Authority. Ms. Williams also stated that she would be forwarding a petition to the Mayor requesting the removal of the Executive Director and the Housing Authority Counsel.

Mr. Paul Johnston asked to make a statement. Commissioner Brooks commented that Mr. Johnston had monopolized the Commission's time even though he was a good spokesman for the union the Commissioners were more interested in hearing from the members themselves.

Commissioner Cook asked Mr. Johnston why he had not submitted the concerns of Local 400 in time for the Commissioners to review them.

Mr. Johnston replied that he had in fact submitted the concerns to the Executive Director and apologized to the Commissioners if they had not received them.

The Secretary stated that he was in receipt of the letter from Mr. Johnston advising him to respond by 5:00 p.m. the same day. The Secretary stated that he chose not to respond by 5:00 p.m., however, a written response was being prepared and a copy would be forwarded to the Commissioners.

The Secretary stated that he wanted to formally introduce into the Minutes a copy of a letter sent to Mr. Paul Johnston on September 26, 1979, requesting his attendance at the October 4, 1979, Personnel Committee meeting regarding binding arbitration.

(Incorporated By Reference)

Ms. Cleo Wallace, President of PHTA, stated that the tenant association were on the sideline as observers because they chose not to take a position with the employees or the unions. She said that she had personally been around to some of the projects and noted that the garbage was piling up.

Ms. Wallace stated that the PHTA organization consisted of 22,000 as opposed to approximately 600 strikers.

Mr. Charlie Walker stated that he was speaking for a relative who is a housing project tenant. He said the Commission needed to hire Black people who would be sensitive to the needs of the tenants and who would sit down with the union representatives to work out a way in which to get the proper service to the tenants. Mr. Walker stated that if this was not done then the tenants themselves would take action.

Mr. Bill Sutherland, Laborers Union No. 261, stated that he has been a Housing Authority employee for over twenty years and the strike situation was a total mess. He said that the Executive Director was never available until the t.v. cameramen were around. He further stated that the Commissioners were not aware of the problems in the projects because they didn't live in the projects. He concluded by saying the whole problem was the Housing Authority administration and the Commissioners not doing an effective job.

Ms. Jean Lawrence, Housing Authority employee and former tenant, stated that she was spokesperson for 200 Randolph. She said conditions had been poor for a long time at that development and the tenants had not been able to utilize the community center facilities in years.

Chairperson Byrnes declared meeting adjourned at 11:30 a.m.

_____
CHAIRPERSON

Carl L. Williams
Secretary/Executive Director

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, November 8, 1979

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California, on Thursday, November 8, 1979, at 10:30 a.m.

1. ROLL CALL:

Meeting was called to order by Vice Chairperson Ubalde at 10:52 a.m.

Roll call found the following members to be:

PRESENT: The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
James San Fong, Commissioner
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

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ABSENT: Joan Byrnes, Chairperson

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

George Lee, PHTA
Cleo Wallace, PHTA
Christine Neal, PHTA
Frances Williams, PHTA
Kip Wilde, PHTA
Rebecca Purnell, PHTA

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda as presented with a second by Commissioner Fong. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Anderson moved for approval of the minutes with a second by Commissioner Hom. Commissioner Cook stated that on page 3 of the minutes Senator Petrie should be corrected to read "Petris". Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary stated that there had been a strike settlement with all of the unions that had been on strike and also a settlement was reached with PHTA and there was great cooperation from all parties. He stated there was an interest on everyone's part to conclude the strike as quickly as possible.

The Secretary thanked Commissioner Brooks for her assistance in a few of the sessions, particularly in her neighborhood, Potrero, as a result of the strike.

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7. COMMITTEE REPORTS:

None.

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

A. Secretary introduced the following resolution.

AUTHORIZING IMPROVEMENT ON ELEVATORS

RESOLUTION NO. 2292
* * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR FIRE EMERGENCY IMPROVEMENTS ON 24 ELEVATORS AT 18 PROJECTS
* *

RESOLUTION NO. 2292
* * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
FIRE EMERGENCY IMPROVEMENTS ON 24 ELEVATORS
AT 18 PROJECTS

WHEREAS, on September 24, 1979, and October 1, 1979, this Housing Authority advertised for bids for the fire emergency improvements on 24 elevators at 18 projects; and

WHEREAS, on October 17, 1979, the following bids for this work were received and publicly opened and read aloud:

1. Otis Elevator Co. $102,345.00

2. U.S. Elevator Co. $168,890.00

WHEREAS, this Authority has reviewed the bids and has determined that they are responsive and the low bid is within the estimated budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for the fire emergency improvements on 24 elevators at 18 projects be awarded to Otis Elevator Company in the amount of $102,345.00.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approved of the contractor's affirmative action program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

The Secretary stated that the foregoing resolution would authorize the Executive Director to enter into a contract for the purpose of making corrections to some of the elevators in need of fire emergency control mechan He continued by saying that this particular item is funded out of the 1978 Comm Development Program and is not utilizing any operating subsidy from the San Fran Housing Authority. There were two bids received and staff has reviewed these bi The low bid was found acceptable and we are requesting authorization to enter int a contract with Otis Elevator Company for the purpose of making the necessary imp ments.

Commissioner Hom motioned to accept the foregoing resolution with a s by Commissioner Anderson.

Commissioner Cook said he did not quite understand that if the contract were awarded, what would Otis Elevator Company do?

Larry MacMillen, Project Control Administrator, stated that state law required elevators be equipped with emergency control mechanisms which allows the elevator to return to the main lobby in case of fire and that this would also incl smoke detectors. He further stated that the Fire Department had a special key enabling them to operate the elevator after its returns to the main lobby. This equipment would allow passengers in the elevator to return to the lower lobby to safety and give the Fire Department access to other floors in the buildings.

Commissioner Cook asked if this contract would encompass all of the elevators in the projects, and if not, why weren't the other elevators included in this contract.

Mr. MacMillen replied that 24 out of the 38 elevators requiring impro ments were subject to this contract and future bids would cover the remaining 14 elevators. He stated that the reason for separate bids was that the work was be performed by the company that had originally installed the elevators. The compa would have the best engineering ability to work over the controls. Mr. MacMille said that these 24 elevators were installed by Otis Elevator Company. In respon to Commissioner Cook's inquiry as to whether the other bids were out, Mr. MacMi said they had not because in order to do this additional funds were needed.

Vice Chairperson Ubalde asked Mr. MacMillen if a time schedule for t completion of the 14 remaining elevators had been set by the Dept. of Industria

Mr. MacMillen responded that the work should have been completed bef e now but there was first a need for the elevator consultants to conduct a survey o all of the elevators. He said that the survey was completed and that estimates a in for completing the remainder of the work.

The vote was:

AYES:	Vice Chairperson Ubalde Commissioner Anderson Commissioner Fong Commissioner Hom Commissioner Cook Commissioner Brooks	NAYS:	None

Vice Chairperson declared motion carried.

B. Vice Chairperson Ubalde introduced the following Resolution.

APPROVING REVISION #1, OPERATING BUDGET COVERING LOW RENT PROJ

RESOLUTION NO. 2293
* * * * * * * * * *

RESOLUTION APPROVING REVISION NO. 1
TO OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1979
TO SEPTEMBER 30, 1980, COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

RESOLUTION NO. 2293
* * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD OCTOBER 1, 1979 TO SEPTEMBER 30, 1980
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1979 to September 30, 1980; and

WHEREAS, the Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD approved rent schedule, and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Subpart D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1979 will not be less than that amount equal to one-fifth of the sum of the "Family income", as defin. in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibt A, attached hereto, is hereby approved for submission to the HUD Area Office.

The Secretary stated that the foregoing resolution authorizes the filing with HUD a revised budget for the fiscal year of 1979 to 1980. He stated that this would allow the Housing Authority to be recipient of utility adjustment by HUD. This budget does not reflect changes as result of the recent labor settlement dispute. The Secretary continued by saying that the Housing Authority staff was working on a revised budget with respect to the settlement and would be addressing the Commission within 60 days, if not sooner, with the budget revisions.

Vice Chairperson moved the foregoing resolution be accepted. Commissione Anderson seconded. The vote was as follows:

AYES:	Vice Chairperson Ubalde	NAYS:	None
	Commissioner Anderson		
	Commissioner Fong		
	Commissioner Hom		
	Commissioner Cook		
	Commissioner Brooks		

ABSENT: Chairperson Byrnes

Vice Chairperson declared said motion carried.

Vice Chairperson Ubalde introduced the following resolution.

DEVELOPING POLICIES AND PROCEDURES FOR RESIDENT EMPLOYMENT

RESOLUTION NO. 2294
* * * * * * * * * * *

RESOLUTION TO DEVELOP POLICIES AND PROCEDURES
FOR RESIDENT EMPLOYMENT OPPORTUNITIES
* *

RESOLUTION NO. 2294
* * * * * * * * * *

RESOLUTION TO DEVELOP POLICIES
AND PROCEDURES FOR RESIDENT
EMPLOYMENT OPPORTUNITIES
* * * * * * * * * * * * * * * *

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has issued guidelines encouraging public housing authorities to adopt policies and procedures to promote employment opportunities for public housing residents; and

WHEREAS, the HUD guidelines recommend that an authority's work force consist of not less than 25% of project residents.

WHEREAS, the San Francisco Housing Authority Commission is desirous of improving the upward mobility opportunities of residents in San Francisco Public Housing.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That policies and procedures be developed to achieve the goal of employing not less than 25% of project residents on the Authority's work force.

2. That the goal of at least 25% pertain to all job categori

3. That the San Francisco Public Housing Tenant Association be involved in the development of the of the policies and procedures.

Secretary stated that as a matter of policy this resolution established and instructed the Authority staff to begin preparation for the implementation of a policy to increase the change of composition of the Housing Authority work force to allow for greater representation by the project residents.

He also said that in the correspondence to the Commission sometime ago the HUD office issued notices regarding the 25% employment goal. The Housing Authority had never been on record with respect to that issue. This issue was brought up during the negotiations with Local 400 and PHTA and it was agreed that the Commission should go on record with respect to the aforementioned resolution. The resolution would authorize the Housing Authority staff to begin working with the resident associations and other interested parties to devise a plan that would be submitted to the Commission with respect to how the 25% employment goal would be implemented.

Commissioner Hom moved the foregoing resolution be accepted. Commissioner Brooks seconded.

Commissioner Cook made references to the "New Initiatives in Tenant Employment Report" dated September 30, 1978, paragraphs 2 and 3, more specifically "...analyze its present resident population...." and "...cross-training...". The Commissioner asked if these references meant additional cost to the Authority.

Secretary stated that it could possibly mean additional costs, but initially the Authority will work with PHTA to come up with an approach to this problem and any additional cost would have to be identified at that time. He further stated that whatever adjustments to be made would have to be agreed upon by the Commission before we could undergo any particular plan that is going to result in any increased costs. Secretary stated that he did not know at this point how much additional cost there would be or whether there will be any additional cost.

Commissioner Cook asked if either the crafts or Local 400 commented on this 25% resident employment and whether they would be willing to accept this goal.

Secretary said that this would be one of the things we have to work on. Local 400 has accepted, in principle, the idea of the 25% resident employment. We have not taken this up as a formal matter with the craft unions but we would have to do this if they are going to be involved in the plan. The Secretary also stated that the approach we would take is that residents would have employment opportunities in all job categories throughout the Authority and not just limited to the craft unions. We would have to take this up with the craft unions and we are presently in negotiations with the craft unions regarding a number of items and the issue of resident employment is one that we have made known to all of the labor unions. He also stated that he is uncertain what the unions' response would be to this particular proposal but they would have to be included in any plan that would eventually be adopted and implemented.

In response to Commissioner Cook's questions regarding the percentage of tenants employed the the Authority, the Secretary stated that there are approximately 1% and the figure may go higher if former employees who may have been public housing residents are included.

Commissioner Cook motioned to amend the foregoing resolution, item #2 to read: "that the goal of <u>at least</u> 25% pertain to all categories:. He said we should not limit resident employment to 25% but use it as an initial goal and possibly surpass it in the future. Seconded by Commissioner Anderson.

Cleo Wallace, PHTA President, said they do not see at the present time any additional costs in reference to training. She said there were 12 qualified resident managers that had never been called upon. Also, PHTA envisions working with Supervisor Dolson, City College and others to install proper programs through the school system that would allow residents the type of training they need. Ms. Wallace stated that PHTA did not see that if they went into apprentiship type of jobs that the residents would actually get into that particular flow of jobs. Therefore, Ms. Wallace said that information on this resolution was needed in order for PHTA to prepare a package to present to the Commission.

The vote on the foregoing motion made by Commission Cook is as follows.

AYES: Vice Chairperson Ubalde
Commissioner Fong
Commissioner Anderson
Commissioner Hom
Commissioner Cook
Commissioner Brooks

NAYS: None

ABSENT: Chairperson Byrnes

Vice Chairperson Ubalde declared said motion carried.

Secretary introduced the following resolution.

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AGREEMENTS WITH CRAFT UNIONS

RESOLUTION NO. 2295
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO AGREEMENTS WITH CRAFTS UNIONS
* *

RESOLUTION NO. 2295
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTTOR
TO ENTER INTO AGREEMENTS WITH CRAFTS UNIONS
* *

WHEREAS, the San Francisco Housing Authority duly designated labor negotiating team has reached an agreement with the craft unions represented in the Authority's work force.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the Executive Director is authorized to enter into agreements with the craft unions.

The Secretary introduced the foregoing resolution ratifying the agreement with the craft unions. He said that there had been an executive session to formally vote on the resolution and that it be ratified as a matter of record, also, that it be ratified in a public session.

Vice Chairperson Ubalde stated that the resolution was before the Commission and the attachment had been signed by the Housing Authority representative and representatives of the craft unions.

Commissioner Cook asked for a roll call and the vote was as follows:

AYES:	Vice Chairperson Ubalde Commissioner Anderson Commissioner Fong Commissioner Hom Commissioner Brooks	NAYS:	Commissioner Cook
ABSENT:	Chairperson Byrnes		

Vice Chairperson Ubalde declared said resolution passed.

11. TENANT REPRESENTATIVE REPORT:

The Secretary stated this was a new item on the agenda and due to pressing matters during the week representatives of PHTA were not contacted in reference to presenting a report. The Secretary assured the Commission that would not occur in the future.

Ms. Cleo Wallace disclosed that PHTA had been provided with total participation from all the residents in working through the negotiations in order to arrive at something meaningful. She said she would appreciate it if the Commissioners would also ratify the agreement between PHTA and the Housing Authority.

The Secretary stated that a resolution was not prepared, however, an agreement had been reached and a motion could be offered to adopt the agreement between PHTA and the Housing Authority and a resolution could be prepared subsequent to the meeting.

Commissioner Cook made a motion to ratify the agreement between PHTA the Commission and the Mayor's Office. Commissioner Brooks seconded. Upon "Roll Call" the vote was:

AYES:	Vice Chairperson Ubalde Commissioner Anderson Commissioner Hom Commissioner Fong Commissioner Cook Commissioner Brooks	NAYS:	None

Vice Chairperson Ubalde declared said motion carried.

Commissioner Cook stated he had learned a great deal out of the meeting held at the housing project and added that he would like to see those meeting continue on a regular basis. He continued by saying that the meetings proved to be beneficial to the Commissioners whereas it allowed them to become familiar with the tenants and their individual situations.

Commissioner Cook asked that staff bring to the next commission meeting in the form of a resolution the recommendation for future project meetings to be held approximately every forth meeting.

Vice Chairperson Ubalde declared meeting adjourned at 11:15 A.M.

_____
CHAIRPERSON

_____
CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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11/29/79

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, November 29, 1979

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California, on Thursday, November 29, 1979, at 10:00 A.M.

1. ROLL CALL:

Meeting was called to order by Chairperson Joan Byrnes at 10:05 A.M.

Roll Call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

ABSENT: James San Fong, Commissioner
Ben L. Hom, Commissioner

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Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Hope Halikiah, North Beach Projects
Frances Williams, Harbor Slope
Tom Sullivan, PHTA

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for approval of agenda as presented with a second by Commissioner Anderson. Unanimously approved.

. APPROVAL OF MINUTES:

Commissioner Cook moved for approval of the minutes with a second by Commissioner Brooks. Unanimously approved.

. GENERAL COMMUNICATIONS:

The Secretary stated that a letter had been received from the HUD ffice in Washington, D.C. approving the contract with Deloitte, Haskins & Sells o implement the management/maintenance component of the Urban Initiatives Program.

He stated that the contract was approved rapidly with no major modifications nd that the MAP Team would be meeting the following week to begin orientation in rder to get the contract underway. The Secretary stated that the Commissioners would e notified and invited to attend those meetings.

ommissioner Ubalde requested that the Commissioners be informed of the specific dates f these meetings.

(REPORT OF SECRETARY:

The Secretary reported on Supervisor Ella Hutch's legislation regarding de enforcement in the Plaza Projects. The hearing was held and the Board of Supervisors voted to implement the legislation. The full ramifications of this i presently unknown or exactly how it will be financed.

The Secretary contined by saying that a meeting was scheduled to review the problems of staffing and the financing of this program. He said that it is a very serious problem and that he had instructed Larry Custus, Chief of Maintenance, to assign as many personnel as possible to begin work on the vacated units first and secondly to work on the code violated units. He said this is viewed as a crisis situation and the workers assigned to work on these units will consist of three plumbers, two carpenters and six resident caretakers.

The Secretary stated that HUD was requested to provide funds to repair the vandalized units, but it had not been approved at that time. He said a large sum of money is needed for these repairs but we cannot wait on HUD's response. He stated that the Commission would be kept apprised of the progress.

Commissioner Byrnes asked how many units could be placed back on the rent rolls as a result of this effort.

Mr. Custus responded by saying that 12 units had recently been completed and the goal is to complete at least ten (10) per week.

The Secretary added that the Authority would utilize the existing funds available and the personnel available since we cannot wait on HUD's response.

Commissioner Cook asked if the Board of Supervisors had approved the 1980 Community Development Program.

The Secretary said that the Board of Supervisors did in fact approve the 1980 Community Development Program and that the report before the Commissioners indicated the budget amounts already approved by the Mayor and the Board.

Commissioner Cook stated that the Board of Supervisors did not approve one dime of the code enforcement for Yerba Buena or Potrero to rehabilitate those areas.

The Secretary mentioned that he was disturbed that this was a fact and it was his suggestion that the Authority try again next year to seek the approval of the Board of Supervisors.

Commissioner Anderson stated that the people in this community felt that this was another "Catch 22" situation and that private real estate industries were seeking these areas as prime real estate property.

The Secretary added that the public housing is being looked upon by some groups as opportunities for the real estate industry to convert into condominiums and co-ops, and that we must be watchful and careful of the type of programs we become involved in and give our support to. He also stated that the Authority does not have any reasources available for relocation that may result from code enforcement.

Vice Chairperson Ubalde stated that he needed clarification of Exhibit #2 of the San Francisco Housing Authority's 1980 Community Development Program report in reference to the replacement of fire fighting equipment and if it was part of the Yerba Buena project. He said that $800,000 was requested but only $97,000 was actually approved. Commissioner Ubalde continued that this was a deep contradiction and that the Commission should made a statement to stress the unfair burden it presents.

Commissioner Ubalde made a motion that the Commissioners write a letter in reference to this contradiction. Commissioner Cook seconded and it was unanimously approved.

Ms. Cleo Wallace, PHTA President, stated that her organization was not in receipt of the materials previously discussed. The Secretary explained that the only materials given to the Commission pertaining to this particular discussion was the Community Development report.

7. COMMITTEE REPORT:

Vice Chairperson Ubalde commented that there were several grievances filed with the Personnel Committee that had not been resolved at the present time, but a recommendation would be brought to the next Commission meeting if it was necessary.

Commissioner Anderson stated that the Finance Committee had scheduled a meeting for December 11, 1979, at 10:00 a.m.

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Secretary introduced the following resolution.

AUTHORIZING APPROVAL OF AGREEMENT WITH PAINTER'S UNION

RESOLUTION NO. 2296
* * * * * * * * * *

RESOLUTION AUTHORIZING RECOMMENDATION TO
APPROVE AGREEMENT WITH PAINTERS UNION
LOCAL NO. 4
* *

RESOLUTION NO. 2296
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE AN AGREEMENT WITH PAINTERS UNION LOCAL NO. 4
* *

WHEREAS, this Authority has authorized that negotiations take place between its representatives and the various craft unions with employees at the Authority; and

WHEREAS, the Authority is very desirous of having written agreements with these craft unions; and

WHEREAS, the Authority's representatives and representatives of Painters Local No. 4 have met from time to time and have reached a tentative agreement; and

WHEREAS, the Authority Commission has reviewed the tentative agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approves of the tentative agreement.

2. That the Executive Director is hereby authorized to execute this agreement with Painters Union Local No. 4.

APPROVED AS TO FORM:

_____
Lois L. Johnson, Counsel

Date:_____

The Secretary stated that pursuant to the authorization by the Commissioners, the Executive Director, Controller and Director of Maintenance, the authorized representatives for the Authority began negotiations with the various unions.

The Secretary also said that the Painter's Union is the first union the Authority has reached an agreement with. He said the agreement was to be ratified by the Commission, as well as members of the Painter's Union Local #4, but the union had assured him that they would recommend this agreement to their members.

The Secretary continued that this was the first written contract between the Housing Authority and the craft union to his knowledge and he was very pleased that this had finally come about. He pointed out that there were four very important aspects of the agreement: (1) Preamble of the Memorandum of Agreement; (2) Provision regarding arbitration; (3) The Apprenticeship Program; and (4) Spray painting provision which was a significant breakthrough for the Authority.

Commissioner Ubalde commended the staff for their work in the settlement and added that he agreed with the Executive Director on the specific matters pointed out in the agreement being of great importance. He also mentioned that in Article 2, Section 1 (Employees and Hiring Practices) that the terminology should be consistent with the Authority's other actions regarding the prohibition of discrimination because of sexual orientation. A motion was made by Commissioner Ubalde to include this prohibition in the proposed agreement. The motion was seconded by Commissioner Cook and adopted unanimously.

The Secretary stated that the agreement becomes effective immediately once it has been ratified by the Commission and the Local #4 membership, therefore, no specific timetable is necessary.

Commissioner Ubalde expressed concern as to how realistic is the proposed apprenticeship program.

Mr. Custus responded that it was indeed realistic. He said that the Housing Authority would hire four apprentices for one year of the apprenticeship program, two with apprenticeship training and two without, those who successfully complete the program would have the opportunity to become Housing Authority painters. Mr. Custus continued that in the interest of getting units back on the rent roll that a crew consisting of one journeyman spraypainter and two apprentice painters from the Authority tenants would be utilized.

Commissioner Ubalde asked what guarantee was there that the people in the apprenticeship program would not be terminated once the program ended.

Mr. Custus stated that there was no guarantees. He said the availability of jobs for the apprenticeship program would be depended upon the availability of funds.

Commissioner Ubalde stated that the agreement did not contain a compliance section.

The Secretary stated that he did understand Commissioner Ubalde's concern. He said that Article 12 of the Memorandum of Agreement contained a mechanism whereby each party may serve a written notice on the other within sixty (60) days of their intent to terminate this agreement or to amend any of its provisions.

Chairperson Byrnes asked if the Secretary felt that the Painter's Union was more cooperative in reference to tenant employment than the other unions.

The Secretary responded by saying that at the present time he had not reached an agreement with the other unions, therefore he was unable to say whether they would be more cooperative or not. He did state that the Painters Union was very coopertive on this particular issue.

Commissioner Cook stated that there should be no changes in the agreement since it becomes effective immediately upon ratification. He said that the burden of performance is on the union regarding resident employment opportunities and the apprenticeship program. He also stated that staff should monitor this agreement closely and report back to the Commission if there are problems.

Commissioner Cook asked about the provision in Appendix B stating that "...an apprentice cannot replace a journeyman painter".

The Secretary clarified that statement to mean that an apprentice could not be used in lieu of a journeyman if a journeyman is available or that we cannot

layoff a journeyman to utilize an apprentice.

Commissioner Cook moved to adopt the agreement with the necessary changes. Commissioner Ubalde seconded and upon the "Roll Call" the vote was:

AYES:	Commissioner Byrnes Commissioner Ubalde Commissioner Anderson Commissioner Cook Commissioner Brooks	NAYS:	None
ABSENT:	Commissioner Hom Commissioner Fong		

Chairperson Byrnes declared motion carried.

APPROVAL OF LANDLEASE WITH THE HUNTERS POINT BOYS CLUB OF AMERICA

The Secretary stated that this resolution was previously adopted in 1977 transferring the land at 729 Kirkwood to be used by the Hunters Point Boys Club for recreational purposes.

Commissioner Cook questioned the necessity of so much of the land being utilized specifically for tennis courts.

Mr. Heynneman, Chief of Planning, stated that he tried to curb the tennis courts idea and get a greater variety of recreational activities implemented as indicated in the draft contract, although, there were six tennis courts requested Mr. Heynneman felt that there should be less.

Mr. Heynneman continued that at this time the Hunters Point Boys Club has the funds to construct two tennis courts only.

Commissioner Cook asked how the use of the land would be determined.

Mr. Heynneman responded that he intended to formulate a resident community planning group to get the imput necessary to implement the recreational activities they felt were needed.

Ms. Frances Williams stated that Mr. Heynneman made reference to talking to the tenants in the area when in fact there are only two tenants presently living in the area, therefore Ms. Williams questioned Mr. Heynneman's statement.

Mr. Heynneman responded that the meetings concerning this matter were held before the relocation started and quite a bit of resident concern about recreation needs was acknowledged and discussed in the TPP meetings. He said that once the residents are moved back in the rehabilitated units he would continue to seek their ideas and suggestions about the precise utilization of this area and detailed plans will be formulated.

Commissioner Ubalde stated that he was concerned about the Boys Club not being co-educational. He made a motion that there should be flexibility in the use of the area and that it not be limited to just the Boys Club.

Mr. Heynneman made mention that there was talk of creating a girls club, but nothing definite. He also made reference to the Lease Agreement, page 2, Item 4 which stated: " The Lessee further promises to develop subject property into a recreational area, offering a wide variety of recreational activities, related to neighborhood needs, to include several tennis courts". He said this section clearly points out the intent to utilize the property for a variety of recreational activities.

Commissioner Brooks indicated that she was under the impression from Mr. Heynneman that residents had an imput into the matter and since this is not the case, she needed more clarification.

Mr. Heynneman stated again, that input was obtained at the start of the TPP Program when many tenant meetings were held. He said that as of November 21, 1978, when he checked with the Mayor's Office of Community Development, there was approximately $680,000 of Community Development funds available: one-half which was to be used for the rehabilitation of the recreation center and the other half for the rehabilitation of the gymnasium.

Commissioner Byrnes asked if this project was delayed what affect it would have.

Mr. Heynneman answered that it would affect the timetable for the construction of the tennis courts. He added that it was expected that the plans would get underway within the immediate future, but delaying the Lease Agreement would not particularly hurt the project.

Commissioner Cook made a motion to table the foregoing matter and remove the reference of the tennis courts in the lease. He also commented that he was in the process of establishing a girls club and that it was his understanding that you cannot demand the Boys Club to accept girls.

Commissioner Anderson commented that he was in agreement to table the Boys Club matter, but he could not see the problem in installing the tennis courts and since this is the "Year of the Child" that it should take precedent over anything else. He also stated that Black people are under-represented in tennis, swimming and many other sports and he felt that it was time that these types of recreational facilities were being provided for Black children's enjoyment.

Commissioner Brooks seconded Commissioner Cook's motion to table the Land Lease Agreement until further tenant input is sought.

Chairperson Byrnes stated that it was moved and seconded that the Land Lease Agreement with the Hunters Point Boys Club be tabled. This motion was unanimounsly approved by all Commissioners present.

11. TENANT REPRESENTATIVE REPORT:

Ms. Cleo Wallace, PHTA President, announced that the North Beach Tenants Association conducted their annual election on the 17th of November and the officers are as follows:

President	Hope Halikias
Vice President	Mr. Young Lim (Chinese)
2nd Vice President	Emily Taylor (English)
Secretary	Ms. Sally Lee (Chinese)
2nd Secretary	Ms. Mary Perata (English)
Treasurer	Mr. Chin (Chi Chou) (Chinese)

Ms. Perata commented that there had been a minor discrepancy in the actual counting of the votes, but the matter had been remedied. She also said that there was a very good turnout from the residents.

Ms. Wallace stated that the other projects would be holding their elections in the near future. She said that the tenants at 48th and Noriega were complaining about the rodent infestation in their project and that the situation was becoming increasingly worse. She also made mention of the fact that she was informed by Ms. Carol Norris of the Resident Services Department of the Authority, that they would not be responsible for the Christmas social activities for all of the residents, only the senior citizens. Ms. Wallace stated that this attitute displayed little interest in the happiness of the children residing in the projects.

Ms. Wallace stated that PHTA had taken the responsibility for the Christmas activities and was soliciting support from the Commissioners. She informed the Commission that Delancy Street had donated toys for Plaza West, but the other projects had not received any toys.

The Secretary stated that he had instructed staff sometime ago to begin developing plans for Christmas activities in the family projects.

Commissioner Byrnes congratulated the North Beach representatives on their election.

Ms. Hope Halikias expressed concerns about the North Beach Anti-Crime Program. She was specifically concerned about the absence of resident input in the selection of the Coordinator and that certain information was not made available to the residents.

Commissioner Ubalde informed Ms. Halikias that he remembered distinctly that there was a lot of participation from the North Beach representatives in forming the program.

Ms. Perata stated that they were not included in the selection of the Coordinator of the program nor were they informed of the advisory committee selection.

The Secretary stated that no final decision had been made on the selection of the coordinator nor has the final composition of the advisory committee been decided upon.

Commissioner Cook suggested that North Beach representatives and staff schedule a meeting with the Commissioners to rectify the problem.

Commissioner Byrnes instructed that the Personnel Committee schedule a meeting as soon as possible to meet with the residents.

Commissioner Anderson reminded Ms. Halikias that during the initial planning of Anti Crime Program that there was extensive tenant input, but the final decisions were made by the Commission.

Commissioner Anderson also stated that he was impressed with the gay parade and the unity and power that was exhibited. He suggested that the tenant representatives work hard to get the tenants registered to vote because that is where the power is. He said that such issues as the Pink Palace is a politial matter that would be decided by the politicians and with 22,000 tenants votes constituted power that could be used as a deciding factor in getting these types of issues resolved to the tenants satisfaction.

Mr. Frances Williams reported that she had been receiving telephone calls from Harbor Slope tenants requesting that the bathtubs, most of which are in pathetic condition, be repaired or replaced. She also mentioned that allegedly racial derogatory comments were made by the Supervisor of the Data Processing Department.

Chairperson Byrnes declared meeting adjourned at 11:45 A.M.

_____

CHAIRPERSON

APPROVED AS TO FORM

_____

COUNSEL

DATE_____

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12/13/79

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 13, 1979

440 Turk Street
San Francisco, Califor.

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California, on Thursday, December 13, 1979, at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by Chairperson Joan Byrnes at 10:00 a.m.

Roll call found the following members to be:

PRESENT: Joan M. Byrnes, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

EXCUSED: James San Fong, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Cleo Wallace, President, PHTA
M. Susan Hughes, HUD Area Office
Christine Neal, PHTA
Patricia Accooe
Judith Alexandre, League of Women Voters
George Lee, Ping Yuen, PHTA
Kip Wilde, PHTA

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3. APPROVAL OF AGENDA:

Unanimously approved.

4. APPROVAL OF MINUTES:

Commission Hom moved for approval of the minutes with a second by Commissioner Anderson. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary stated that on the past Friday, the Painters Union Local [illegible] voted to ratify the agreement that had previously been ratified by the Comm[illegible]. He further stated that the provisions of the agreement were effecitve at [illegible] of signing, and that among other things the agreement provided for an incr[illegible] resident employment. He also said that they are continuing to meet with the other

unions on items of concern to them.

In response to Vice Chairperson Ubalde's question on how the vote went the Secretary said that he did not know because it was a secret ballot. However, was informed by Mr. Morris Evenson, Secretary-Treasurer, that the vote was fairly substantial in support of the agreement.

Mr. Williams said that Miss Effie Robinson had provided the Commission with a schedule of Christmas parties for the senior developments and that Mr. Dean Guest, Director of Resident Services, would report on plans for the Christmas parties for our family developments.

Mr. Guest said that all major developments would have parties and a schedule would be sent to each Commissioner. He wanted to emphasize that there was excellent cooperation between PHTA and staff in developing Christmas parties throughout our family development. He especially wanted to thank Mr. Jim Nolan, Ms. Betty Anello, Ms. Paula Young, Mr. Jim Coleman, Mrs. Mary Rogers for working so diligently in getting the plans for these parties underway. He also stated that Mrs. Cleo Wallace, President of PHTA, had sent out approximately 250 letters to various people and major corporations seeking donations. Thus far, Mrs. Wallace has received $300.00 from the Mayor's Youth Bowl fund, $50.00 from Local 6, ILWU, See's Candies contributed candy and Coca Cola contributed beverages. Also the garment workers will be contributing toys. Mr. Guest said that the majority of Christmas parties would be for youth 12 years and under, but there would be two or three parties scheduled for older youths. Mr. Guest said that Delancey Street had been very helpful and that they had contributed Christmas trees to 60-80 families in the Plaza development and also two or three toys per child. He thanked Mrs. Rogers for getting involved and helping to get things organized. Mr. Guest ended by saying that next year we will probably start earlier since many major corporations start making plan early in the year.

Mrs. Cleo Wallace said they had contacted the Transport Workers Union and all of the major banks, plus about 50 unions. She said they had received a check from Sunset Scavengers for $5.00 and that she felt it was disgraceful considering how much money the Housing Authority has paid them throughout the years. She also said that the Better Business Bureau has inquired as to PHTA's status and that she would be preparing a response to them in addition to the Consumer's Fraud Division. Mrs. Wallace requested a donation from the Commissioners. Chairperson Byrnes said she knew someone at the Transport Workers Union and that she would be in touch with them to see what they could donate.

Commissioner Ham commended Mrs. Wallace on her efforts but stated that his business did not receive a letter from the PHTA, although they did received from the Ping Yuen Association. He said his company was dedicated to the entire city but especially to the people in public housing and that he would personally make a contribution to PHTA.

Commissioner Anderson said that if PHTA would send a letter to the church he is more than reasonably sure that they can make a donation of toys. He also said that a tactful letter should be sent to Sunset Scavengers.

The Secretary said that the and Mrs. Wallace had discussed the Scavengers' donation and they had agreed that a letter would be sent from PHTA.

7. COMMITTEE REPORTS:

Personnel Committee - Vice Chairperson Ubalde, Chairperson of the Personnel Committee said they had two hearings and that they are not in the process of making a decision in regards to the Housing case. The Committee will be submitting their decision to the Superior Court. He also stated that hopefully they would be completing the Sullivan case later that afternoon.

Finance Committee - Commissioner Anderson, Chairperson of the Finance Committee, stated that he had met with Arthur Anderson and Company, the Controller and the Executive Director. Although the other member of the Committee was not present, the urgency of the matter dictated that they move on and he suggested that a Finance Committee with the Commission as a whole so that the Commission may be briefed on the meeting. Chairperson Byrnes said she would try and schedule a meeting within the next week.

Site and Design - Commissioner Cook said that the Site and Design Committee met on December 3, to discuss the North Beach Urban Initiatives Anti-Crime Proposal. At that time the tenants brought up about five differe concerns and that he had heard nothing further and he assumes the problems h been resolved.

Commissioner Anderson asked Miss Effie Robinson to direct a letter t the Young Adult Choir at the church because he was sure they would enjoy per for the seniors.

Commissioner Brooks said that Mrs. Rebecca Purnell, who has given so over the years, was ill and had been in the hospital. She said at this time year it would be most appropriate to send cards and she was sure it would be g appreciated.

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

Commissioner Cook inquired as to the status of the Lease with the Hunters Point Boys Club which was tabled at the last Commission meeting. The Secretary stated that a meeting has been scheduled for Monday, December 17, with PHTA and staff and that the item will be brought before the Commission at its next meeting. Commissioner Anderson stated that he would hope that the issue of tennis courts would not hold up this matter.

10. NEW BUSINESS:

A. AUTHORIZING CONTRACT WITH SERVICE BUREAU CORPORATION

RESOLUTION NO. 2296
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RESOLUTION AUTHORIZING CONTRACT WITH
THE SERVICE BUREAU CORPORATION
* *

RESOLUTION NO. 2296

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RESOLUTION AUTHORIZING CONTRACT WITH
THE SERVICE BUREAU CORPORATION

* * * * * * * * * * * * * * * * * * *

WHEREAS, the San Francisco Housing Authority is obtaining Data Processing Service from the Service Bureau Company (SBC) for the preparation of payroll checks, and various payroll reports; and

WHEREAS, the current payroll system used by the San Francisco Housing Authority is being phased out by SBC; and

WHEREAS, the new payroll system SBC is using (PAYROLL 4) would result in a decrease in cost to the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to enter into a contract with SBC for "PAYROLL 4" services.

2. This resolution shall take effect immediately.

The Secretary said that the foregoing resolution authorizes the Executive Director to enter into a contract with the Service Bureau Corporation, who presently prepares, in addition to our payroll, a series of report. He said that this contract would allow us to get additional services plus a savings of about $60.00 per month, and that in order to take advantage of this savings, we would have to execute a contract before December 21, 1979.

In response to Chairperson Byrnes' inquiry, the Secretary said the current contract costs on a monthly basis is $810; the proposed contract cost would be $750 - 8% less for a savings of $60.00. This company's rates will increased in January and in order for us to take advantage of these additional services, without an increase in cost, we would have to enter into a contract prior to December 21, 1979.

Commissioner Hom moved for adoption of the resolution with a second by Commissioner Cook. The vote:

AYES: Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
Ben L. Hom
Preston Cook
Betty Brooks

NAYS: None

EXCUSED: James San Fong

Chairperson declared motion passed.

B. AMENDMENT NO. 4 TO ANNUAL CONTRIBUTIONS CONTRACT

RESOLUTION NO. 2297
* * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 4
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION
* *

Secretary stated that this amendment allows us to accept the Section allocation of an additional allowance of 89 units. He said that with a waiting list of over 3,000 for Section 8 we could definitely use these additional allocation, and that this waiting list is separate from our conventional housing waiting list. He also said that we have a number of landlords who have participated in this program and we are still trying to get additional interest from landlords.

Commissioner Brooks asked if we had sent notices when these units were allocated. She said she knows some residents who state they are never informed when the Section 8 application process is open.

Vice Chairperson Ubalde said that if there are 3000 applicant on the waiting list that it would serve no purpose in making a public announcement.

Miss Effie Robinson, Director of Special Programs, explained that in 1978, applications were taken in three sections of the city. She said the application process has been closed since that time. Miss Robinson said that letters are being sent to those people on the waiting list telling them that we cannot process their applications and that it will be quite sometime before we are able to do so and she felt it would be quite dishonest to take additional applications at this time.

Mr. Kip Wilde stated that one of the problems with getting landlords for the Section 8 program is the rent subsidy and if the subsidy allowance were increased we could get more landlord participation in the Section 8 program.

Commissioner Cook moved for adoption of the resolution with a second by Commissioner Hom. The vote was:

AYES: Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
Ben L. Hom
Preston Cook
Betty Brooks

NAYS: None

EXCUSED: James San Fong

Chairperson declared said resolution passed.

C. AUTHORIZING SET ASIDE OF RESOLUTION OF NECESSITY NO. 2061

RESOLUTION NO. 2298
* * * * * * * * * *

RESOLUTION AUTHORIZING SET ASIDE OF RESOLUTION OF NECESSITY NO. 2061 PERTAINING TO THE INTERNATIONAL HOTEL
* *

RESOLUTION NO. 2298
* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING SET ASIDE OF RESOLUTION OF NECESSITY NO. 2061 PERTAINING TO THE INTERNATIONAL HOTEL
* *

WHEREAS, the Housing Authority Commission passed Resolution of Necessity No. 2061 on December 23, 1976, pursuant to an eminent domain action filed by the Housing Authority in the Superior Court; and

WHEREAS, a Writ of Mandate was filed by Four Seas Investment Corp. in opposition to the Resolution of Necessity No. 2061; and

WHEREAS, the Superior Court in Action #717-033 issued a preemptory writ to set aside the Resolution of Necessity No. 2061; and

WHEREAS, the Superior Court's decision is no longer stayed, a preemptory Writ of Mandate was issued for November 28, 1979, ordering the San Francisco Housing Authority to set aside its Resolution No. 2061 entitled "Resolution of Necessity" to refrain from taking any further steps to implement or carry out said resolution of eminent domain action; and

WHEREAS, the Court of Appeals dismissed the Housing Authority action stating that "the appeal no longer presents a justifiable controversy under such circumstances", due to the demolition of the International Hotel;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. The Resolution No. 2061 entitled "Resolution of Necessity" dated December 23, 1976, is set aside and the Housing Authority is to refrain from any further steps to implement or carry such resolution and the eminent domain brought pursuant thereto.

II. That this Resolution take effect immediately.

The Secretary said that sometime ago it was reported to the Commission that the Court of Appeal had ruled against the Authority with respect to the International Hotel matter and subsequent to that the Commission met in Executive Session and agreed that there be no further litigation. The Mayor's Office has also informed the Board of Supervisors that they wished to discontinue litigation with respect to the International Hotel. The item before the Commission is a Resolution authorizing the removal of the Resolution of Necessity that was adopted by the Commission in December, 1976.

Counsel stated that a court order was served on the Commission on November 29, 1979, and after the passage of this resolution she had to report back to the Court, at which time the court would act on the eminent domain action.

Vice Chairperson Ubalde said he was concerned that this action was not detrimental to the present role of the Mayor's Advisory Committee.

Counsel stated that the Housing Authority's action dealt with eminent domain action on the particular site of the International Hotel. She said it did not affect any action that may be undertaken by an advisory committee or for that matter any action that the Housing Authority might want to take in the future.

Commissioner Cook moved for adoption of the resolution with a second by Commissioner Anderson. The vote was:

AYES: Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
Ben L. Hom
Preston Cook
Betty Brooks

NAYS: None

EXCUSED: James San Fong

Chairperson declared foregoing resolution passed.

D. TRAVEL TO WASHINGTON, D.C.

RESOLUTION NO. 2299
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO
WASHINGTON, D.C. TO ATTEND THE NAHRO'S
2ND ANNUAL LEGISLATIVE CONFERENCE, FEBRUARY 2-5, 1980
* *

RESOLUTION NO. 2299
* * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO
WASHINGTON, D.C. TO ATTEND THE NAHRO'S
2ND ANNUAL LEGISLATIVE CONFERENCE, FEBRUARY 2-5, 1980
* *

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) is conducting its 2nd Annual Legislative Conference in Washington, D.C., on February 2-5, 1980; and

WHEREAS, said conference will include many items of interest and concern to the public housing program in San Francisco; and

WHEREAS, it is in the interest of the public housing program in San Francisco that Commissioners and staff attend the 2nd Annual NAHRO Legislative Conference.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director and two commissioners be authorized to attend the 2nd Annual NAHRO Legislative Conference.

2. Travel expenses be in accord with the Authority's travel policy adopted on October 22, 1978.

3. This resolution take effect immediately.

Secretary stated that the foregoing resolution authorizes travel to Washington, D.C. to attend the Second Annual Legislative Conference of NAHRO, February 2-5, 1980. He said the conference would deal with a number of items pertaining to public housing programs in the nation, and he requests the Commission to authorize this travel.

Chairperson Byrnes said that this would be a good time to talk to our legislators about the priorities in public housing.

Commissioner Anderson moved for adoption of the resolution with a second by Commission Ubalde. The vote was:

AYES: Joan M. Byrnes
The Rev. Dr. A. C. Ubalde, Jr.
Booker T. Anderson
Ben L. Horn
Preston Cook
Betty Brooks

NAYS: None

EXCUSED: James San Fong

Chairperson declared said resolution passed.

Vice Chairperson Ubalde inquired as to the health of Commissioner Fong. Miss Effie Robinson said that Commission Fong was not in a convalescent home on Pine Street and that she would inform the Commissioners of his address and telephone number.

11. TENANT REPRESENTATIVE REPORT:

Mrs. Cleo Wallace, President, PHTA, said she had received a copy of a letter from Mayor Feinstein to Supervisor Ronald Pelosi which she would like entered into the record. The following letter, dated November 28, 1979, is as follows:

"Supervisor Ronald Pelosi, Chairman
Planning, Housing, and Development Committee
Board of Supervisors
235 City Hall
San Francisco, California 94102

"Dear Supervisor Pelosi:

"On the pending calendar of the Planning, Housing, and Development Committee is an ordinance merging the Housing Authority and Redevelopment and establishing a new Housing Commission (File 293-78-1). This ordinance was authored by myself, Supervisor von Beroldingen and Supervisor Mendelsohn in 1977.

"As you know, San Francisco faces a very real housing crisis. A component of this problem is our public housing units which are managed by the Housing Authority. Many of these housing projects need substantial rehabilitation and renovation. The buildings and common areas are blighted; some units must remain vacant due to total disrepair; and in many liveable units, some appliances are constantly broken.

"My administration is moving swiftly to address these problems. New management techniques and maintenance policies are being initiated. Constant monitoring will be necessary.

"Therefore, I feel that a merger of the Housing Authority and Redevelopment is unwarranted at this time or in the near future. May I respectfully request you calendar the above mentioned file for the next meeting of your committee in order that this item may be tabled.

"Thank you.

"Sincerely,
"Dianne Feinstein

Mr. Williams said that this action culminates a long series of discussions he has had with the Mayor regarding this matter and that he was pleased that the Mayor has made a decision to ask the Board of Supervisors to table this legislation.

Mrs. Christine Neal also reported that Mrs. Frances Williams had two deaths in her family recently, and aunt and her father, and she has recently become ill. The Secretary said that he did not know of this but that he would be in touch with Mrs. Williams.

Commissioner Anderson asked that a copy of the Finance Committee rep be sent to all Commissioners.

Mr. George Lee, President, Ping Yuen Residents Improvement Associatio said that the tenants at Ping Yuen had begun a rent strike because of lack of security and maintenance work that was not completed per the terms of the previous agreement. He also stated that tenants were receiving 14-day notices and they should not be getting them because their rent was in a escrow account. The Chairperson suggested that Mr. Lee talk with the Executive Director and the staff to resolve these problems.

11. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:55 p.m.

Joan M. Byrnes, Chairperson

Carl L. Williams
Secretary/Executive Director